

# \$310,000 - 99 E Waterbury Ln, Meridian

MLS® #98961721

**\$310,000**

2 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.04 Acres

Heron Brook, Meridian, ID

Welcome to a beautifully cared-for single-level townhouse nestled in a welcoming 55+ neighborhood, offering the perfect balance of comfort, community, and convenience. With shopping, dining, recreation, and everyday essentials just minutes away, youâ€™ll love how easy life feels here. Step outside to your own private, south-facing patio retreatâ€”fully fenced, sunny, and perfect for sipping morning coffee or winding down in the evening. Inside, soaring vaulted ceilings and abundant natural light create a bright, airy atmosphere, made even cozier by a charming gas fireplace. The primary suite is complete with direct access to the patio, a spacious ensuite bath, and a generous walk-in closet. Guests will appreciate the thoughtful design of the secondary bedroom, which connects directly to the guest bath for added privacy. Living here means more time to enjoy life, with the HOA taking care of landscaping, snow removal, exterior maintenance, and even the roof. Youâ€™ll also have access to the community clubhouse.

Built in 2002

## Essential Information

MLS® #	98961721
Price Per SQFT	\$331
Bedrooms	2
Bathrooms	2.00
Square Footage	936



Acres	0.04
Year Built	2002
Type	Residential
Sub-Type	Townhouse
Status	Active

### **Community Information**

Address	99 E Waterbury Ln
Area	Meridian NE - Boise NW - 1020
Subdivision	Heron Brook
City	Meridian
County	Ada
State	ID
Zip Code	83646

### **Amenities**

Utilities	Sewer Connected
Parking Spaces	1
Parking	Carport, Finished Driveway
Golf Course	N
Virtual Tour	<a href="https://u.listvt.com/mls/211398261">https://u.listvt.com/mls/211398261</a>

### **Interior**

Interior Features	Bath-Master, Bed-Master Main Level, Walk-In Closet(s), Breakfast Bar, Laminate Counters
Appliances	Gas Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Refrigerator, Washer, Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	One, Gas
Stories	One
Primary On Main	Yes

### **Exterior**

Lot Description	Sm Lot 5999 SF, Garden, Sidewalks, Pressurized Irrigation Sprinkler System
Windows	Skylight(s)
Roof	Composition

**School Information**

District	West Ada School District
Elementary	River Valley
Middle	Meridian Middle
High	Meridian

**Additional Information**

Date Listed	September 15th, 2025
Days on Market	3
Zoning	R-40
HOA Fees	\$350
HOA Fees Freq.	Quarterly
Property Taxes	\$609
Tax Year	2024
Office	Group One Sotheby's Int'l Realty
Contact Info	shart@grouponesir.com

**Listing Details**

Listing Office	Group One Sotheby's Int'l Realty
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Listing information last updated on October 13th, 2025 at 1:48am MDT