

# \$865,000 - 1286 W Malbar St #heron, Meridian

MLS® #98962355

**\$865,000**

3 Bedroom, 4.00 Bathroom, 2,435 sqft  
Residential on 0.04 Acres

Sagarra, Meridian, ID

Sophisticated & striking, the Heron by Grandview Communities redefines modern luxury living! This tri-level, 2,435 SF townhome boasts a rooftop patio with outdoor kitchen—perfect for entertaining with sweeping views of Bogus Basin. Third-floor living highlights a chef’s kitchen, expansive great room, and walls of windows for abundant natural light. The second floor offers a serene primary retreat with spa-like ensuite, guest suite, and convenient laundry. Ground level flex space is ideal for a private office or gym. Nestled in Orchard Park, Meridian’s newest luxury community. Enjoy walkable access to dining, schools, and the library; plus exclusive community amenities including clubhouse, shared toolshed, gym, pickleball and a resort-style pool!

Built in 2025

## Essential Information

MLS® #	98962355
Price Per SQFT	\$355
Bedrooms	3
Bathrooms	4.00
Square Footage	2,435
Acres	0.04
Year Built	2025
Type	Residential



Sub-Type	Townhouse
Status	Active

### Community Information

Address	1286 W Malbar St #heron
Area	Meridian NW - 1030
Subdivision	Sagarra
City	Meridian
County	Ada
State	ID
Zip Code	83646
Builder	Grandview Communities LLC

### Amenities

Utilities	Sewer Connected
Parking Spaces	2
Parking	Attached
# of Garages	2
Has Pool	Yes
Pool	Community, In Ground, Pool
Golf Course	N

### Interior

Interior Features	Bath-Master, Family Room, Walk-In Closet(s), Pantry, Kitchen Island, Granite Counters
Appliances	Gas Water Heater, Dishwasher, Disposal, Oven/Range Freestanding, Gas Range
Heating	Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Other
Stories	Tri-Level

### Exterior

Lot Description	Sm Lot 5999 SF, Sidewalks, Tennis Court
Roof	Composition
Foundation	Crawl Space

### School Information

District	West Ada School District
Elementary	Paramount
Middle	Heritage Middle School
High	Rocky Mountain

### Additional Information

Date Listed	September 20th, 2025
Days on Market	9
Zoning	R8
HOA Fees	\$650
HOA Fees Freq.	Quarterly
New Construction	Yes
Tax Year	2025
Office	Homes of Idaho
Contact Info	info@homesofidaho.com



### Listing Details

Listing Office	Homes of Idaho
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Listing information last updated on October 14th, 2025 at 4:48am MDT