

\$865,000 - 1268 W. Malbar St #heron, Meridian

MLS® #98962361

\$865,000

3 Bedroom, 2.00 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® #	98962361
Price Per SQFT	\$355
Bedrooms	3
Bathrooms	2.00
Square Footage	2,435
Acres	0.04
Year Built	2025
Type	Residential



Sub-Type	Townhouse
Status	Active

Community Information

Address	1268 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, Alley Access
# of Garages	2
Has Pool	Yes
Pool	Community, In Ground, Pool
Golf Course	N

Interior

Interior Features	Bath-Master, Walk-In Closet(s), Granite Counters
Appliances	Gas Water Heater, Dishwasher, Disposal, Microwave, 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
Foundation	Crawl Space

School Information

District	West Ada School District
Elementary	Paramount
Middle	Heritage Middle School

High Rocky Mountain

Additional Information

Date Listed	September 21st, 2025
Days on Market	8
Zoning	R-8
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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