

# \$865,000 - 1232 W. Malbar St #heron, Meridian

MLS® #98962364

**\$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® #         | 98962364    |
| 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     | 1232 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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Listing information last updated on October 15th, 2025 at 1:48am MDT

