

\$2,999,900 - 1781 E Garden Brook Drive, Eagle

MLS® #98962581

\$2,999,900

5 Bedroom, 5.00 Bathroom, 4,696 sqft

Residential on 0.25 Acres

Williamson River Ranch, Eagle, ID

Experience the romance of French-inspired design in this exquisite residence, perfectly crafted for effortless entertaining. A sparkling pool takes center stage in the backyard, set beside a tranquil community pond--creating a private, resort-like setting with serene water views. Inside Carrera marble flows throughout, complementing warm walnut hardwood floors and extensive crown molding. The heart of the home is a culinary masterpiece: the main kitchen features a LaCornue French oven beneath a custom-painted hood, the perfect centerpiece for creating unforgettable meals. A separate prep kitchen, fully outfitted with Thermador appliances--keeping the main space pristine while you cook. A sweeping staircase w/ ornate metalwork leads to an upstairs living w/ bedrooms, office, and covered balcony with a fire pit--perfect for evening soirees under the stars. Additional luxuries include an elevator for convenience and bespoke arch details at every turn. Here's your invitation to live the French lifestyle.

Built in 2023

Essential Information

MLS® #	98962581
Price Per SQFT	\$639
Bedrooms	5
Bathrooms	5.00
Square Footage	4,696



Acres	0.25
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1781 E Garden Brook Drive
Area	Eagle - 0900
Subdivision	Williamson River Ranch
City	Eagle
County	Ada
State	ID
Zip Code	83616-7587
Builder	Paradigm

Amenities

Utilities	Sewer Connected, Cable Connected, Broadband Internet
Parking Spaces	3
Parking	Attached, Finished Driveway
# of Garages	3
Is Waterfront	Yes
Waterfront	Waterfront, Pond Community
Has Pool	Yes
Pool	Community, In Ground, Pool, Private
View	Yes
Golf Course	N
Virtual Tour	https://u.listvt.com/mls/212890461

Interior

Interior Features	Bath-Master, Bed-Master Main Level, Guest Room, Den/Office, Formal Dining, Rec/Bonus, Two Kitchens, Two Master Bedrooms, Double Vanity, Walk-In Closet(s), Pantry, Kitchen Island, Marble Counters
Appliances	Gas Water Heater, Tankless Water Heater, Dishwasher, Disposal, Oven/Range Built-In, Refrigerator, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas

Stories	Two
Primary On Main	Yes
Two Primary Bedrooms	Yes

Exterior

Lot Description	10000 SF - .49 AC, Garden, Irrigation Available, Sidewalks, Views, Flood Plain, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System, Manual Sprinkler System, Pressurized Irrigation Sprinkler System, Irrigation Sprinkler System
Roof	Metal, Architectural Style
Foundation	Crawl Space

School Information

District	West Ada School District
Elementary	Paramount
Middle	Eagle Middle
High	Eagle

Additional Information

Date Listed	September 23rd, 2025
Days on Market	3
Zoning	R-2DA-P
HOA Fees	\$1,000
HOA Fees Freq.	Quarterly
Property Taxes	\$6,283
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 12th, 2025 at 9:33pm MDT