

\$705,000 - 10061 W Mcmillan & 10063 Mcmillan (adu), Boise

MLS® #98963441

\$705,000

5 Bedroom, 4.00 Bathroom, 2,630 sqft
Residential Income on 0.20 Acres

0 Not Applic., Boise, ID

BUYER CONCESSION up to \$18,600 for Rate Buy-down! Purchase as DUPLEX or primary home. Beautiful income producing property or Single-Family Home with basement ADU! This home features a fully equipped 2-bedroom, 1-bathroom basement ADU, perfect for short- or long-term rental income to help offset your mortgage or ideal for multi-generational living. Prefer more space? Enjoy this residence as a spacious 4-bedroom, 3.5-bathroom home with dual kitchens and laundry rooms for maximum flexibility. The main home offers an open-concept great room with a stunning fireplace as the focal point, flowing into a warm, inviting kitchen with an oversized center island, stainless steel appliances, granite countertops, and a large walk-in pantry. Upstairs, you'll find: A primary suite with en-suite bath. An additional bedroom, A nursery or craft room A versatile loft-style living area A built-in desk area, ideal for a home office or study Other standout features: 40' x 13' tandem garage.

Built in 2025

Essential Information

MLS® #	98963441
Price Per SQFT	\$268
Bedrooms	5
Bathrooms	4.00



Square Footage	2,630
Acres	0.20
Year Built	2025
Type	Residential Income
Sub-Type	Duplex
Status	Active

Community Information

Address	10061 W Mcmillan & 10063 Mcmillan (adu)
Area	Boise West - 0600
Subdivision	0 Not Applic.
City	Boise
County	Ada
State	ID
Zip Code	83704

Amenities

Utilities	Sewer Connected
Parking Spaces	3
Parking	Two Car, Tandem
# of Garages	2
Golf Course	N
Virtual Tour	https://360idaho.tf.media/x2181093

Interior

Appliances	Disposal (All Units), Stove/Range (All Units), Refrigerator (Some Units), Washer/Dryer (Some Units)
Heating	Forced Air, Natural Gas, Ductless/Mini Split, Fireplace(s)
Cooling	Central Air, Ductless/Mini Split
Fireplace	Yes

Exterior

Lot Description	Standard Lot 6000-9999 SF, Sidewalks
Roof	Composition

School Information

District	West Ada School District
Elementary	McMillan
Middle	LwlScottJr

High Centennial

Additional Information

Date Listed	October 1st, 2025
Days on Market	10
HOA Fees Freq.	Monthly
Property Taxes	\$394
Tax Year	2025
Office	Keller Williams Realty Boise
Contact Info	broker@kwboise.com

Listing Details

Listing Office	Keller Williams Realty Boise
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Listing information last updated on October 15th, 2025 at 5:48am MDT