

# \$1,449,900 - 7069 Saddle Bred Way, Star

MLS® #98963514

**\$1,449,900**

4 Bedroom, 4.00 Bathroom,  
Residential Income on 0.24 Acres

River Park Estates, Star, ID

Prime investment opportunity to purchase this high-end model home as a sale lease back with an absolute 4.5% NNN lease backed by strong corporate guarantees. This model home is highly upgraded in one of the most desirable communities in the Star area. Seller is willing to sell individually or ask about our model home package with other quality model homes across the Treasure Valley. Investment package and terms of the lease are uploaded in the Doc tab. Lease back terms will vary per home between 1-5 years. Lease back Terms per home are in the doc tab.

Built in 2024

## Essential Information

|            |                    |
|------------|--------------------|
| MLS® #     | 98963514           |
| Bedrooms   | 4                  |
| Bathrooms  | 4.00               |
| Acres      | 0.24               |
| Year Built | 2024               |
| Type       | Residential Income |
| Sub-Type   | Other              |
| Status     | Active             |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7069 Saddle Bred Way |
| Area        | Star - 0950          |
| Subdivision | River Park Estates   |
| City        | Star                 |



|          |        |
|----------|--------|
| County   | Canyon |
| State    | ID     |
| Zip Code | 83669  |

### **Amenities**

|                |                 |
|----------------|-----------------|
| Utilities      | Sewer Connected |
| Parking Spaces | 3               |
| Parking        | Attached        |
| Waterfront     | Pond Community  |
| Golf Course    | N               |

### **Interior**

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Walk In Shower           |
| Heating           | Forced Air, Fireplace(s) |
| Cooling           | Central Air              |
| Fireplace         | Yes                      |

### **Exterior**

|                 |                          |
|-----------------|--------------------------|
| Lot Description | 10000SF - .49, Sidewalks |
| Roof            | Composition              |

### **School Information**

|            |                                |
|------------|--------------------------------|
| District   | Middleton School District #134 |
| Elementary | Mill Creek                     |
| Middle     | Middleton Jr                   |
| High       | Middleton                      |

### **Additional Information**

|                |                              |
|----------------|------------------------------|
| Date Listed    | October 1st, 2025            |
| Days on Market | 4                            |
| HOA Fees       | \$2,640                      |
| HOA Fees Freq. | Annually                     |
| Property Taxes | \$1                          |
| Tax Year       | 2025                         |
| Office         | Silvercreek Realty Group     |
| Contact Info   | broker@silvercreekrealty.com |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Silvercreek Realty Group |
|----------------|--------------------------|



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Listing information last updated on October 15th, 2025 at 1:48am MDT