

# \$685,000 - 10105 W Mcmillan Rd & 10107 Mcmillan (adu), Boise

MLS® #98963559

**\$685,000**

4 Bedroom, 3.00 Bathroom, 2,136 sqft  
Residential on 0.11 Acres

0 Not Applicable, Boise, ID

BUYER CONCESSION up to \$18,600 for Rate Buy-down! Purchase as an investment property or primary home and get your interest rate in the mid 5% range after buydown, making these cash flowing investments! ESTIMATES are based on a 25% down payment and a 780 credit score. Beautiful single family home with BASEMENT ADU. Discover this beautifully crafted single-family home that offers exceptional flexibility—perfect for multi-generational living, income generation, or future expansion. The thoughtfully designed floor plan includes a fully equipped 1 bedroom, 1-bathroom ADU, ideal for short- or long-term rental to help offset your mortgage. Alternatively, enjoy the home as a spacious 4-bedroom, 3 bathroom residence featuring dual kitchens and laundry rooms. The main home boasts an open-concept great room centered around a stunning fireplace, seamlessly flowing into a cozy kitchen complete w/ SS appliances, granite countertops, and a generous wall pantry. A Primary suite on the main level w/ shared main level bath. 2 more bedrooms upstairs w/ versatile loft-style living area. There are 2 more homes to choose from if this floor plan does not fit your needs. All homes have the wonderful ADU option.

Built in 2025



## Essential Information

MLS® #	98963559
Price Per SQFT	\$321
Bedrooms	4
Bathrooms	3.00
Square Footage	2,136
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	10105 W Mcmillan Rd &10107 Mcmillan (adu)
Area	Boise West - 0600
Subdivision	0 Not Applicable
City	Boise
County	Ada
State	ID
Zip Code	83704
Builder	IHSLLC

## Amenities

Utilities	Sewer Connected
Parking Spaces	2
Parking	Attached
# of Garages	2
Golf Course	N
Virtual Tour	<a href="https://360idaho.tf.media/x2351162">https://360idaho.tf.media/x2351162</a>

## Interior

Interior Features	Bath-Master, Bed-Master Main Level, Great Room, Two Kitchens, Loft
Appliances	Gas Water Heater, Tank Water Heater, Tankless Water Heater
Heating	Forced Air, Natural Gas, Ductless/Mini Split
Cooling	Central Air, Ductless/Mini Split
Fireplace	Yes
Fireplaces	One, Gas
Stories	Two Story w/ Below Grade
Primary On Main	Yes

## Exterior

Lot Description	Sm Lot 5999 SF, Sidewalks, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System
Roof	Composition, Architectural Style

## School Information

District	West Ada School District
Elementary	McMillan
Middle	Lowell Scott Middle
High	Centennial

## Additional Information

Date Listed	October 2nd, 2025
Days on Market	9
HOA Fees Freq.	Monthly
New Construction	Yes
Property Taxes	\$387
Tax Year	2025
Structures	Separate Living Quarters
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 12:18pm MDT