

# \$695,000 - 10093 W Mcmillan & 10095 Mcmillan (adu), Boise

MLS® #98963593

**\$695,000**

4 Bedroom, 4.00 Bathroom, 2,298 sqft  
Residential on 0.12 Acres

Shelleys Plaza Sub, 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. **SINGLE FAMILY HOME W/ BASEMENT ADU!**

Beautiful Single-Family Home with a **BASEMENT ADU!** An amazing opportunity for multi-generational living or rental income! This thoughtfully designed home includes a 1-bedroom, 1-bathroom basement ADU that can be completely separate or incorporated into the main residence, offering flexibility as a 5-bedroom, 3.5-bathroom home with two kitchens and two laundry areas. The main home features an open-concept great room with a beautifully designed fireplace and a cozy kitchen showcasing stainless steel appliances, granite countertops, and a spacious custom walk-in pantry. Main level bedroom that can dual as a office. The primary suite is located on the upper level, with an additional bedroom and a versatile loft—perfect for a home office, gym, or creative space. Additional highlights: Oversized 2-car garage w/ high ceilings for storage potential. Designated parking spot for the ADU. 2 more homes avail.

Built in 2025



## Essential Information

MLS® #	98963593
Price Per SQFT	\$302
Bedrooms	4
Bathrooms	4.00
Square Footage	2,298
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	10093 W Mcmillan & 10095 Mcmillan (adu)
Area	Boise West - 0600
Subdivision	Shelleys Plaza Sub
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/x2351193">https://360idaho.tf.media/x2351193</a>

## Interior

Interior Features	Bath-Master, Great Room, Two Kitchens, Double Vanity, Walk-In Closet(s), Breakfast Bar, Pantry, Granite Counters
Appliances	Gas Water Heater, Tank Water Heater, Tankless Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Washer, Dryer, Gas Range
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

### 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
Tax Year	2024
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 11:49am MDT