

# \$375,000 - 3201 W Cherry Ln, Boise

MLS® #98963918

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,196 sqft

Residential Income on 0.03 Acres

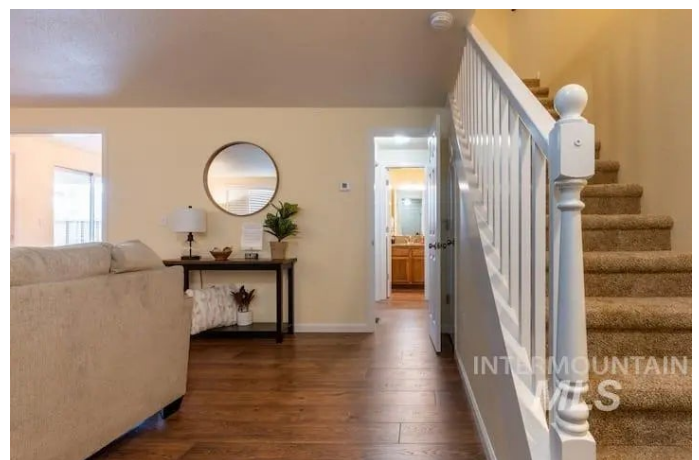
0 Not Applic., Boise, ID

Investor alert! This charming 3-bedroom, 1.5-bath townhouse on the Boise Bench offers a strong rental opportunity with a lease in place through August 2027. The spacious living room showcases beautiful hardwood floors, while the bright kitchen provides ample cabinetry and stainless steel appliances. All appliances (fridge, washer and dryer) are included for added convenience. The primary suite features double closets for excellent storage, and a 1-car garage adds extra functionality. Recent updates include freshly painted ceilings, trim, and baseboards, a new sliding glass door (2025), resealed common driveway (2025), replaced water heater heating element (2021), and professional HVAC cleaning (2021). With thoughtful maintenance and updates already completed, this property delivers a reliable, turnkey investment just minutes from downtown Boise, BSU, the Boise airport, and freeway access!

Built in 1987

## Essential Information

MLS® #	98963918
Price Per SQFT	\$314
Bedrooms	3
Bathrooms	2.00
Square Footage	1,196
Acres	0.03
Year Built	1987



Type	Residential Income
Sub-Type	Other
Status	Active

### Community Information

Address	3201 W Cherry Ln
Area	Boise Bench - 0400
Subdivision	0 Not Applic.
City	Boise
County	Ada
State	ID
Zip Code	83705

### Amenities

Utilities	Sewer Connected
Parking Spaces	1
Parking	One Car, Attached, Finished Driveway
# of Garages	1
Golf Course	N

### Interior

Appliances	Disposal (All Units), Stove/Range (All Units), Refrigerator (All Units), Washer/Dryer (All Units)
Heating	Forced Air, Natural Gas
Cooling	Central Air

### Exterior

Lot Description	Small Lot 5999 SF, Irrigation
Roof	Composition

### School Information

District	Boise School District #1
Elementary	Whitney
Middle	South Boise Jr
High	Borah

### Additional Information

Date Listed	October 6th, 2025
Days on Market	8
HOA Fees	\$75

HOA Fees Freq.	Monthly
Property Taxes	\$2,917
Tax Year	2024
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 5:03am MDT