

# \$1,484,900 - 13655 N Sage Grouse Pl, Boise

MLS® #98963941

**\$1,484,900**

4 Bedroom, 4.00 Bathroom,  
Residential Income on 0.30 Acres

Dry Creek Ranch, Boise, ID

Prime investment opportunity to purchase a high-end model home as a sale lease back with an absolute 4.5% NNN lease backed by strong corporate guarantees. This model is highly upgraded and is located in one of the most desirable communities in Boise, Eagle area, Dry Creek Ranch. This home can be purchased individually or as a package with models. See agent for further details. Investment terms and full details of the lease are uploaded in the Doc tab. Lease back terms will vary per home between 3-5 years.

Built in 2022

## Essential Information

MLS® #	98963941
Bedrooms	4
Bathrooms	4.00
Acres	0.30
Year Built	2022
Type	Residential Income
Sub-Type	Other
Status	Active

## Community Information

Address	13655 N Sage Grouse Pl
Area	Boise NW - 0800
Subdivision	Dry Creek Ranch
City	Boise
County	Ada



State	ID
Zip Code	83714-0000

### Amenities

Parking Spaces	4
Golf Course	N

### Exterior

Lot Description	10000SF - .49
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### School Information

District	West Ada School District
Elementary	Seven Oaks
Middle	Eagle Middle
High	Eagle

### Additional Information

Date Listed	October 6th, 2025
Days on Market	3
HOA Fees	\$1,440
HOA Fees Freq.	Annually
Property Taxes	\$0
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 14th, 2025 at 10:33pm MDT