

# \$474,990 - 7053 S Old Farm Ave, Meridian

MLS® #98964020

**\$474,990**

4 Bedroom, 3.00 Bathroom, 2,054 sqft

Residential on 0.17 Acres

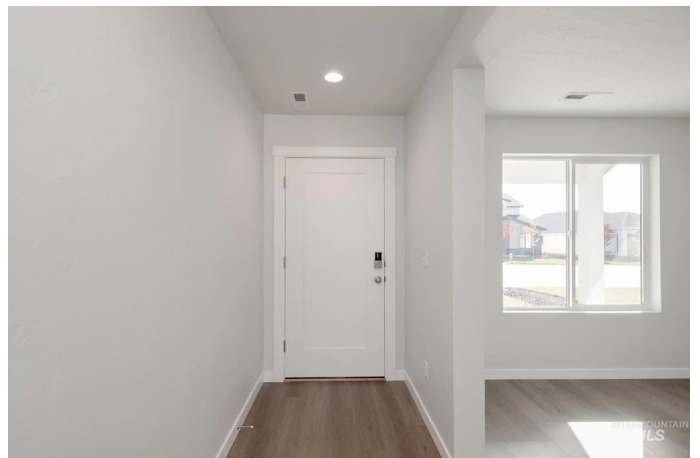
Memory Ranch, Meridian, ID

Fall in Love with Low Rates! Promotional rate as low as 2.99%. This brand new home located in vibrant Meridian, Idaho welcomes you with open arms. Enter inside the Tatom 2054 and feel immediately welcomed. As you move toward the back of the home, you find a well-appointed kitchen complete with a generous pantry and a kitchen island. The kitchen flows seamlessly into the dining area, making it easy to entertain. The back yard feels like an extension of the home when it's easy to access right from the dining room. A formal living room at the front of the home and the main living room in the rear provide multiple living spaces to host guests in or relax. The upper level primary suite is accompanied by the laundry room and three additional bedrooms. The fourth bedroom offers a walk-in closet for extra clothes or storage. With its open design and abundant space, the Tatom ensures comfort and flexibility for every lifestyle. Photos are of the actual home!

Built in 2025

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | 98964020 |
| Price Per SQFT | \$231    |
| Bedrooms       | 4        |
| Bathrooms      | 3.00     |
| Square Footage | 2,054    |



|            |                         |
|------------|-------------------------|
| Acres      | 0.17                    |
| Year Built | 2025                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Status     | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7053 S Old Farm Ave |
| Area        | Kuna - 1100         |
| Subdivision | Memory Ranch        |
| City        | Meridian            |
| County      | Ada                 |
| State       | ID                  |
| Zip Code    | 83642               |
| Builder     | CBH Homes           |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Sewer Connected   |
| Parking Spaces | 3   |
| Parking        | Attached  |
| # of Garages   | 3   |
| Golf Course    | N   |
| Virtual Tour   | <a href="https://my.matterport.com/show/?m=Hdw9ZF13CCD&amp;mls=1">https://my.matterport.com/show/?m=Hdw9ZF13CCD&amp;mls=1</a> |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bath-Master, Family Room, Great Room, Walk-In Closet(s), Breakfast Bar, Pantry, Kitchen Island, Solid Surface Counters |
| Appliances        | Gas Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Stories           | Two  |

### Exterior

|                 |   |
|-----------------|---|
| Lot Description | Standard Lot 6000-9999 SF, Sidewalks, Auto Sprinkler System, Partial Sprinkler System, Pressurized Irrigation Sprinkler System, Irrigation Sprinkler System |
| Roof            | Composition   |

### School Information

|            |                         |
|------------|-------------------------|
| District   | Kuna School District #3 |
| Elementary | Crimson Point           |
| Middle     | Kuna                    |
| High       | Kuna                    |

### **Additional Information**

|                  |                           |
|------------------|---------------------------|
| Date Listed      | October 7th, 2025         |
| Days on Market   | 3                         |
| HOA Fees         | \$700                     |
| HOA Fees Freq.   | Annually                  |
| New Construction | Yes                       |
| Tax Year         | 2025                      |
| Office           | CBH Sales & Marketing Inc |
| Contact Info     | tarak@cbhhomes.com        |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | CBH Sales & Marketing Inc |
|----------------|---------------------------|



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Listing information last updated on October 12th, 2025 at 7:18am MDT