

\$2,825,000 - 1436 W Windbreaker Lane, Eagle

MLS® #98964049

\$2,825,000

4 Bedroom, 4.00 Bathroom, 4,384 sqft

Residential on 0.34 Acres

Mace River Ranch, Eagle, ID

Set on a peaceful lake in the gated section of Mace River Ranch along the Boise River, this modern architectural masterpiece captures the essence of refined waterfront living. Clean lines, warm textures, and expansive glass frame mountain and water views from every angle. The great room is the heart of the home—soaring ceilings, a floating staircase, and seamless indoor/outdoor flow create an atmosphere of calm sophistication. Designed for connection, the living spaces open to a private outdoor retreat with heated saltwater pool, paver terrace, and multiple areas to relax or entertain. The chef's kitchen combines form and function with custom cabinetry, statement lighting, and a generous island perfect for gatherings. Two main-level suites offer comfort and privacy, while the upper level provides flexible spaces for work, guests, theatre room, and workout areas. Theatre room is the 4th bedroom. Every finish, every line, every view reflects an uncompromising attention to detail. This is lakefront living—modern, effortless, and breathtaking.

Built in 2019

Essential Information

MLS® #	98964049
Price Per SQFT	\$644
Bedrooms	4
Bathrooms	4.00



Square Footage	4,384
Acres	0.34
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1436 W Windbreaker Lane
Area	Eagle - 0900
Subdivision	Mace River Ranch
City	Eagle
County	Ada
State	ID
Zip Code	83616-4883
Builder	John Johnston

Amenities

Utilities	Sewer Connected
Parking Spaces	4
Parking	Attached, RV Access/Parking, Finished Driveway
# of Garages	4
Is Waterfront	Yes
Waterfront	Waterfront, Pond Community
Has Pool	Yes
Pool	In Ground, Pool, Private
RV/Boat Parking	Yes
Gated	Yes
View	Yes
Golf Course	N
Virtual Tour	https://u.listvt.com/mls/216085371

Interior

Interior Features	Bed-Master Main Level, Walk-In Closet(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	One, Gas
Stories	Two

Primary On Main Yes

Exterior

Lot Description 10000 SF - .49 AC, R.V. Parking, Sidewalks, Views

School Information

District West Ada School District
Elementary Andrus
Middle Eagle Middle
High Eagle

Additional Information

Date Listed October 7th, 2025
Days on Market 3
Zoning R-2-Da-P
HOA Fees \$1,200
HOA Fees Freq. Quarterly
Property Taxes \$7,993
Tax Year 2024
Structures Shop
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Listing Details

Listing Office Group One Sotheby's Int'l Realty



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Listing information last updated on October 12th, 2025 at 5:03am MDT