

# \$444,990 - 3108 River Bluff Ct, Caldwell

MLS® #98964052

**\$444,990**

4 Bedroom, 3.00 Bathroom, 2,211 sqft

Residential on 0.18 Acres

River Bluff, Caldwell, ID

At 2,211 square feet, The Timberline is the perfect home for those seeking space and versatility in a two-story layout. This 4-bedroom, 2-bath home also features a large den on the main level with a sizeable closet under the stairs. The living and dining rooms share an impressive open space overlooked by the kitchen, which boasts granite countertops, ample counter space, and a large walk-in pantry. Enjoy durable LVP flooring throughout the main living areas, bathrooms, and laundry room, with cozy carpet in the bedrooms. Upstairs, the expansive main suite offers an oversized closet plus a second closet, along with a deluxe ensuite featuring a soaking tub and dual vanities. The additional three bedrooms are spacious with generous closets and share a central bathroom. Outside, this home sits on a large lot with a 40-ft side yardâ€”perfect for RV parkingâ€”and a 24-ft deep garage, all in the quiet cul-de-sac of River Bluff Ct! \*\* LIMITED TIME SAVINGS! Get up to \$40,000 on this home. Ends 10/19/2025. OR Lock in a 3.99% FHA 2-1 Buydown. Contact us to learn more.\*\*

Built in 2025

## Essential Information

MLS® # 98964052

Price Per SQFT \$201

Bedrooms 4



Bathrooms	3.00
Square Footage	2,211
Acres	0.18
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	3108 River Bluff Ct
Area	Caldwell NW - 1275
Subdivision	River Bluff
City	Caldwell
County	Canyon
State	ID
Zip Code	83605
Builder	Hayden Homes, LLC

### Amenities

Utilities	Sewer Connected, Cable Connected, Broadband Internet
Parking Spaces	2
Parking	Attached
# of Garages	2
Golf Course	N
Virtual Tour	<a href="https://my.matterport.com/show/?m=BsY1tcp9RSo">https://my.matterport.com/show/?m=BsY1tcp9RSo</a>

### Interior

Interior Features	Bath-Master, Bed-Master Main Level, Great Room, Pantry, Kitchen Island, Granite Counters
Appliances	Gas Water Heater, Tank Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Gas Range
Heating	Ceiling, Forced Air, Natural Gas
Stories	Two

### Exterior

Lot Description	Standard Lot 6000-9999 SF, Auto Sprinkler System, Partial Sprinkler System, Pressurized Irrigation Sprinkler System
Roof	Composition, Architectural Style
Foundation	Crawl Space

**School Information**

District	Caldwell School District #132
Elementary	Sacajawea
Middle	Syringa Middle
High	Caldwell

**Additional Information**

Date Listed	October 7th, 2025
Days on Market	3
Zoning	R1
HOA Fees	\$315
HOA Fees Freq.	Semi-Annually
New Construction	Yes
Property Taxes	\$1
Tax Year	2025
Office	New Home Star Idaho
Contact Info	pobrien@hayden-homes.com

**Listing Details**

Listing Office	New Home Star Idaho
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Listing information last updated on October 12th, 2025 at 1:18am MDT