

# \$574,900 - 9647 W Kate Dr, Boise

MLS® #98964175

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,983 sqft  
Residential on 0.09 Acres

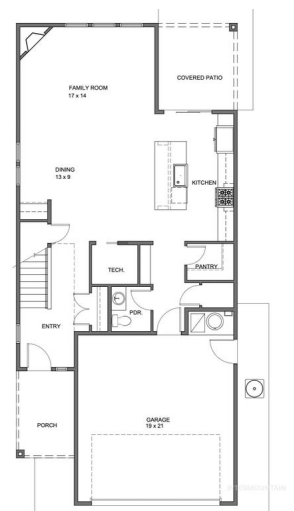
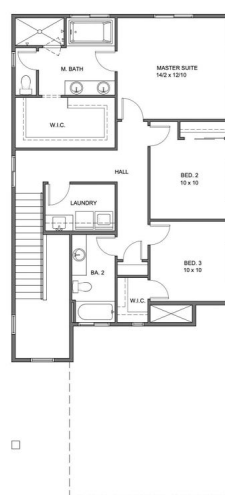
Breeze Place Sub, Boise, ID

Quality and beauty meet in this stunning 3-bedroom, tech-room, 2.5-bath home nestled in highly sought-after NW Boise. Step into a grand entry with tall ceilings and an abundance of natural light. The open great room offers a cozy fireplace perfect for chilly evenings, while the spacious kitchen impresses with quartz countertops, custom cabinets and undercounter lighting, stylish finishes, and a dining area complete with a built-in coffee bar nook. The primary suite is a true retreat, featuring dual vanities, a luxurious soaker tub, a walk-in shower, and a generous walk-in closet. Enjoy outdoor living under the covered patio with an easy-to-maintain yard and no immediate backyard neighbors—providing a sense of privacy and space. Fully landscaped and fenced. EV charger in garage, and tankless water heater provides instant hot water. Ideally located with quick access to shopping, HWY 55, downtown Eagle and Boise, the Boise River/Greenbelt, and scenic foothills trails. This home perfectly blends comfort, style, and convenience in a great Boise location. Estimated completion date end of November. Don't wait to make this home yours!

Built in 2025

## Essential Information

MLS® # 98964175  
Price Per SQFT \$290



Bedrooms	3
Bathrooms	3.00
Square Footage	1,983
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	New

### Community Information

Address	9647 W Kate Dr
Area	Boise NW - 0800
Subdivision	Breeze Place Sub
City	Boise
County	Ada
State	ID
Zip Code	83714
Builder	Union Building Company

### Amenities

Utilities	Sewer Connected, Cable Connected, Broadband Internet
Parking Spaces	2
Parking	Attached, Electric Vehicle Charging Station(s), Finished Driveway
# of Garages	2
Golf Course	N

### Interior

Interior Features	Bath-Master, Split Bedroom, Den/Office, Great Room, Double Vanity, Central Vacuum Plumbed, Walk-In Closet(s), Walk In Shower, Pantry, Kitchen Island, Quartz Counters
Appliances	Tankless Water Heater, Dishwasher, Disposal, Oven/Range Freestanding, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	One, Gas
Stories	Two

### Exterior

Lot Description	Sm Lot 5999 SF, Irrigation Available, Sidewalks, Corner Lot, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System, Pressurized Irrigation Sprinkler System
Roof	Composition, Architectural Style
Foundation	Crawl Space

### School Information

District	Boise School District #1
Elementary	Shadow Hills
Middle	River Glen Jr
High	Capital

### Additional Information

Date Listed	October 9th, 2025
HOA Fees	\$120
HOA Fees Freq.	Quarterly
New Construction	Yes
Tax Year	2024
Office	FLX Real Estate, LLC
Contact Info	Marketprobill@gmail.com

### Listing Details

Listing Office	FLX Real Estate, LLC
----------------	----------------------



IDX information is provided exclusively for consumers' personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. IMLS does not assume any liability for missing or inaccurate data. Information provided by IMLS is deemed reliable but not guaranteed.

Listing information last updated on October 11th, 2025 at 10:33pm MDT