

# \$735,000 - 9685 W Sultana Drive, Garden City

MLS® #98964335

**\$735,000**

2 Bedroom, 3.00 Bathroom, 1,805 sqft

Residential on 0.10 Acres

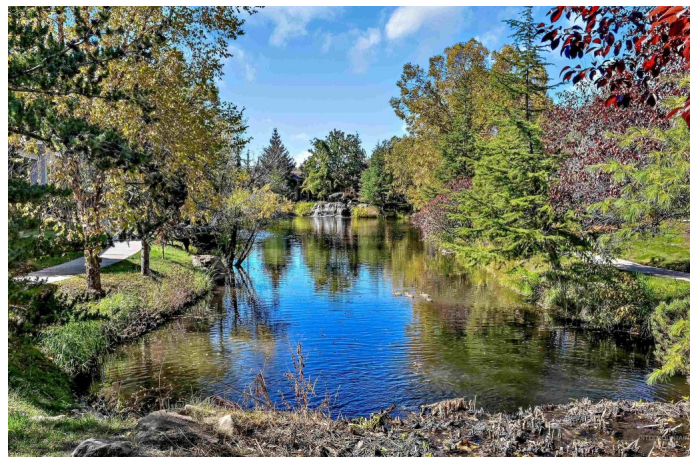
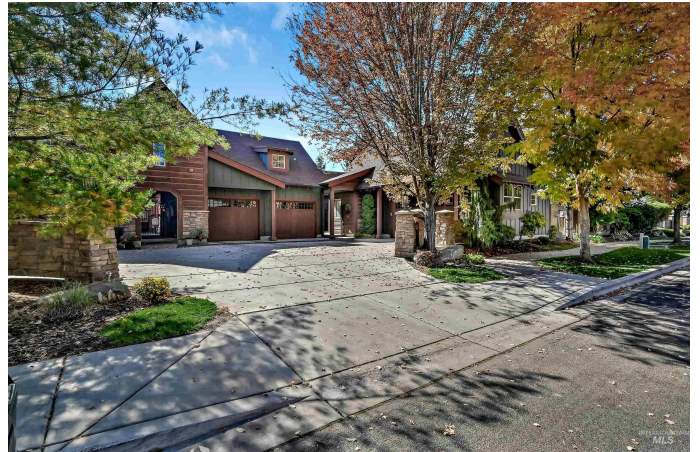
Ulmer Lane Townhome Sub, Garden City, ID

A stunning townhome built by Roth Homes perfectly situated near the Boise River and lush greenbelt, creating a serene, private retreat that feels worlds away yet just moments from city conveniences. This nature-inspired, rustic-modern haven boasts mature landscaping and tranquil pond views that evoke a true outdoor oasis. Inside, refined elegance fills every room with rich wood accents, stone details, and beautiful newly-refinished hardwood floors. Entertain on the covered terrace featuring a cozy built-in fireplace and BBQ grill or unwind in the private front courtyard. A gourmet kitchen features a large center island with slab granite and custom cabinets while the office and primary suite feature French doors opening to the peaceful courtyard. The recently renovated primary bath is a spa-like escape with crisp quartz countertops, new tile flooring and shower. This exceptional home blends breathtaking natural beauty with everyday convenience blending a perfect escape and sophisticated living.

Built in 2008

## Essential Information

MLS® #	98964335
Price Per SQFT	\$407
Bedrooms	2
Bathrooms	3.00



Square Footage	1,805
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Townhouse
Status	New

### Community Information

Address	9685 W Sultana Drive
Area	Boise NW - 0800
Subdivision	Ulmer Lane Townhome Sub
City	Garden City
County	Ada
State	ID
Zip Code	83714
Builder	Roth Homes

### Amenities

Utilities	Sewer Connected
Parking Spaces	2
Parking	Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront
View	Yes
Golf Course	N
Virtual Tour	<a href="https://unbranded.youriguide.com/d1zar_9685_w_sultana_dr_garden_city_id/">https://unbranded.youriguide.com/d1zar_9685_w_sultana_dr_garden_city_id/</a>

### Interior

Interior Features	Bath-Master, Bed-Master Main Level, Den/Office, Great Room, Walk-In Closet(s), Breakfast Bar, Kitchen Island
Appliances	Gas Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Water Softener Owned
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Two, Gas
Stories	One

Primary On Main    Yes

**Exterior**

Lot Description      Sm Lot 5999 SF, Sidewalks, Views, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System

Roof                      Composition

**School Information**

District                Boise School District #1

Elementary            Shadow Hills

Middle                 River Glen Jr

High                    Capital

**Additional Information**

Date Listed            October 10th, 2025

Zoning                 R-3

HOA Fees              \$995

HOA Fees Freq.      Quarterly

Property Taxes       \$4,368

Tax Year               2024

Office                  Keller Williams Realty Boise

Contact Info          broker@kwboise.com

**Listing Details**

Listing Office         Keller Williams Realty Boise



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Listing information last updated on October 11th, 2025 at 6:48pm MDT