

# \$1,249,900 - 7875 W Flathead Lake St, Eagle

MLS® #98964394

**\$1,249,900**

4 Bedroom, 4.00 Bathroom, 3,756 sqft

Residential on 0.37 Acres

Eagle Ridge, Eagle, ID

4.875% FIXED 30-year CONVENTIONAL financing incentive on select Eagle Ridge homes—truly a permanent loan (not a buydown, not FHA). Unique opportunity to own the Eagle Ridge model home. Welcome to the McLoughlin by Pacific Lifestyle Homes— a thoughtfully designed, spacious luxury home nestled on a generous 1/4 acre lot. Boasting an impressive 3756 sqft, this floor plan offers 4-5 bedrooms, 3.5 bathrooms, and a 3-car garage. Inside showcases a striking great room with coffered ceilings & a custom gas fireplace, flowing effortlessly into the gourmet kitchen. Full-height cabinetry, sleek quartz countertops, large island, Bosch appliances, a walk-in pantry and butler's pantry that connects to the formal dining room make it perfect for entertaining. Enjoy main floor living with a spacious den (could be 5th bedroom) while upstairs is a private bedroom and full bath, ideal for multi-generational living or guest. The large upstairs bonus room and dedicated media room offer endless possibilities. Full landscaping & fencing included. Open Wednesday - Sunday 11am - 6pm. Buyer must leaseback model home to builder after closing. Length of lease and monthly rent to be determined based on final purchase price and time of sale. Builder will convert sales office back into 3-car garage upon end of lease.

Built in 2025



## Essential Information

MLS® #	98964394
Price Per SQFT	\$333
Bedrooms	4
Bathrooms	4.00
Square Footage	3,756
Acres	0.37
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	New

## Community Information

Address	7875 W Flathead Lake St
Area	Eagle - 0900
Subdivision	Eagle Ridge
City	Eagle
County	Ada
State	ID
Zip Code	83616
Builder	Pacific Lifestyle Homes

## Amenities

Utilities	Sewer Connected
Parking Spaces	3
Parking	Attached
# of Garages	3
Has Pool	Yes
Pool	Community, In Ground, Pool
Golf Course	N

## Interior

Interior Features	Bath-Master, Bed-Master Main Level, Split Bedroom, Den/Office, Formal Dining, Great Room, Rec/Bonus, Double Vanity, Walk-In Closet(s), Walk In Shower, Pantry, Kitchen Island, Quartz Counters
Appliances	Gas Water Heater, Tankless Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Built-In, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
Fireplaces	One, Gas, Insert
Stories	Two
Primary On Main	Yes

### Exterior

Lot Description	10000 SF - .49 AC, Sidewalks, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System, Pressurized Irrigation Sprinkler System
Windows	Skylight(s)
Roof	Architectural Style
Foundation	Crawl Space

### School Information

District	West Ada School District
Elementary	Eagle Hills
Middle	Star
High	Eagle

### Additional Information

Date Listed	October 10th, 2025
HOA Fees	\$200
HOA Fees Freq.	Quarterly
New Construction	Yes
Tax Year	2024
Office	The Agency Boise
Contact Info	opheliehomes@gmail.com

### Listing Details

Listing Office	The Agency Boise
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Listing information last updated on October 11th, 2025 at 5:03pm MDT