

# \$1,054,000 - 223 S Steel Farm Avenue, Eagle

MLS® #98964742

**\$1,054,000**

3 Bedroom, 2.00 Bathroom, 2,375 sqft

Residential on 0.15 Acres

Stillwater, Eagle, ID

Welcome to Stillwater in Eagle, a riverfront community where modern design meets effortless living. Built by RSI, this single-level industrial farmhouse offers just under 2,400 sq ft of refined comfort, featuring 3 bedrooms, 2 baths, and a 3-car garage. Inside, radiant-heated engineered hardwood floors, vaulted ceilings, and exposed steel beams create warmth and architectural drama. The open-concept great room centers on an oversized gas fireplace with custom built-ins and 12-foot sliding glass doors that open to a covered patio and private yard—no rear neighbors, only tranquility. The chef’s kitchen showcases quartz counters, a 6-burner Thermador cooktop, double ovens, full-size Electrolux refrigerator, custom range hood, and a walk-in pantry with quartz workspace and barn door. The vaulted primary suite features electronic blinds, a spa-like bath with soaking tub, tiled shower, and dual vanities, plus a walk-through closet to the laundry and mudroom. Stillwater’s resort-style amenities include a pool, hot tub, garden boxes, sports courts, and outdoor kitchen, with direct access to the Boise River, Greenbelt, and downtown Eagle just minutes away.

Built in 2023

## Essential Information

MLS® # 98964742

Price Per SQFT \$444



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Square Footage | 2,375                   |
| Acres          | 0.15                    |
| Year Built     | 2023                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 223 S Steel Farm Avenue |
| Area        | Eagle - 0900            |
| Subdivision | Stillwater              |
| City        | Eagle                   |
| County      | Ada                     |
| State       | ID                      |
| Zip Code    | 83616-4561              |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Utilities      | Sewer Connected                                                                     |
| Parking Spaces | 3                                                                                   |
| Parking        | Attached, Finished Driveway                                                         |
| # of Garages   | 3                                                                                   |
| Waterfront     | River                                                                               |
| Has Pool       | Yes                                                                                 |
| Pool           | Community, In Ground, Pool                                                          |
| View           | Yes                                                                                 |
| Golf Course    | N                                                                                   |
| Virtual Tour   | <a href="https://u.listvt.com/mls/216788886">https://u.listvt.com/mls/216788886</a> |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bath-Master, Bed-Master Main Level, Split Bedroom, Great Room, Double Vanity, Walk-In Closet(s), Pantry, Kitchen Island, Quartz Counters |
| Appliances        | Tankless Water Heater, Recirculating Pump Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Refrigerator           |
| Heating           | Radiant                                                                                                                                  |
| Cooling           | Ductless/Mini Split                                                                                                                      |
| Fireplace         | Yes                                                                                                                                      |

|                 |          |
|-----------------|----------|
| Fireplaces      | One, Gas |
| Stories         | One      |
| Primary On Main | Yes      |

## Exterior

|                 |                                                                                                   |
|-----------------|---------------------------------------------------------------------------------------------------|
| Lot Description | Standard Lot 6000-9999 SF, Sidewalks, Views, Wooded, Auto Sprinkler System, Full Sprinkler System |
| Roof            | Architectural Style                                                                               |
| Foundation      | Slab                                                                                              |

## School Information

|            |                          |
|------------|--------------------------|
| District   | West Ada School District |
| Elementary | Eagle                    |
| Middle     | Eagle Middle             |
| High       | Eagle                    |

## Additional Information

|                |                                  |
|----------------|----------------------------------|
| Date Listed    | October 15th, 2025               |
| Days on Market | 3                                |
| Zoning         | Mu-Da                            |
| HOA Fees       | \$450                            |
| HOA Fees Freq. | Quarterly                        |
| Property Taxes | \$3,572                          |
| Tax Year       | 2024                             |
| Office         | Group One Sotheby's Int'l Realty |
| Contact Info   | shart@grouponesir.com            |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Group One Sotheby's Int'l Realty |
|----------------|----------------------------------|



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Listing information last updated on October 21st, 2025 at 1:03am MDT