

\$2,995,000 - 1110 N Arrano Farms Ln, Eagle

MLS® #98964942

\$2,995,000

3 Bedroom, 4.00 Bathroom, 4,044 sqft

Residential on 0.42 Acres

Arrano Farms, Eagle, ID

“The Legend” Urban Design & Build's 2025 Parade home, is a breathtaking architectural masterpiece that redefines modern luxury. Perched on one of Eagle's most coveted waterfront lots with tranquil pond and nature views, this showpiece seamlessly blends elegance, innovation, and livability. A dramatic 30-foot wall of glass vanishes into the walls, creating a seamless indoor-outdoor flow and showcasing the art of open-concept living. A full Crestron home automation system commands lighting, audio, motorized shades, security, and climate with effortless precision. The spa-inspired primary suite offers a sanctuary of relaxation with a striking soaking tub, custom sauna, and boutique-style closet with jewelry drawers. Also featuring a fully independent guest quarters “complete with its own entrance, garage, kitchen, living room, luxurious bath, and patio” provides exceptional versatility for extended stays or multigenerational living. Every detail in the home has been curated to perfection, from designer finishes and statement architecture to the sophisticated integration of technology and nature. For the discerning buyer who accepts nothing less than extraordinary, this is more than a home “it's a lifestyle without compromise!

Built in 2025

Essential Information



MLS® #	98964942
Price Per SQFT	\$741
Bedrooms	3
Bathrooms	4.00
Square Footage	4,044
Acres	0.42
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1110 N Arrano Farms Ln
Area	Eagle - 0900
Subdivision	Arrano Farms
City	Eagle
County	Ada
State	ID
Zip Code	83616
Builder	Urban Design + Build

Amenities

Utilities	Sewer Connected, Cable Connected, Broadband Internet
Parking Spaces	3
Parking	Attached, Finished Driveway
# of Garages	3
Is Waterfront	Yes
Waterfront	Waterfront, Irrigation Canal/Ditch, Pond Community
View	Yes
Golf Course	N

Interior

Interior Features	Bath-Master, Bed-Master Main Level, Guest Room, Den/Office, Great Room, Sauna/Steam Room, Two Kitchens, Two Master Bedrooms, Double Vanity, Walk-In Closet(s), Walk In Shower, Breakfast Bar, Pantry, Kitchen Island, Quartz Counters
Appliances	Gas Water Heater, Tank Water Heater, Dishwasher, Disposal, Double Oven, Microwave, Oven/Range Built-In, Refrigerator, Washer, Dryer, Water Softener Owned

Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
Fireplaces	Two, Gas
Stories	One
Primary On Main	Yes
Two Primary Bedrooms	Yes

Exterior

Lot Description	10000 SF - .49 AC, Sidewalks, Views, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System, Pressurized Irrigation Sprinkler System
Roof	Composition, Metal

School Information

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

Additional Information

Date Listed	October 16th, 2025
Days on Market	14
HOA Fees	\$750
HOA Fees Freq.	Quarterly
New Construction	Yes
Property Taxes	\$1,271
Tax Year	2034
Structures	Separate Living Quarters
Office	Better Homes & Gardens 43North
Contact Info	jeff@43re.com

Listing Details

Listing Office	Better Homes & Gardens 43North
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Listing information last updated on November 4th, 2025 at 2:48am MST