

# \$610,000 - 8416 W Meltwater Ln, Eagle

MLS® #98964971

**\$610,000**

3 Bedroom, 2.00 Bathroom, 1,965 sqft

Residential on 0.11 Acres

Riverstone, Eagle, ID

Like-New Luxury in Riverstone â€” Built Just Last Year! This stunning 1-year-old home combines the comfort of a thoughtfully designed split-bedroom layout with the feel of new constructionâ€”without the wait. The spacious great room welcomes you with a cozy gas fireplace framed by custom built-ins, flowing seamlessly into the designer kitchen featuring high-end appliances, sleek quartz countertops, custom designer light fixtures and a generous island perfect for entertaining. A stylish office off the entry offers the ideal space for work or creativity. The primary suite feels like a retreat, with dual vanities, a relaxing soaker tub, an oversized tile shower, and a huge walk-in closet. Step outside to the covered patio and enjoy tranquil views in one of Eagleâ€™s most sought-after communities. Riverstone offers resort-style living with a gated entrance, beachfront park, modern clubhouse, gym, stocked fish lakes, walking paths and minutes from the Boise Riverâ€”all designed for relaxation and recreation. Like new, beautifully maintained, and move-in ready!

Built in 2024

## Essential Information

MLS® # 98964971

Price Per SQFT \$310

Bedrooms 3



|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.00                    |
| Square Footage | 1,965                   |
| Acres          | 0.11                    |
| Year Built     | 2024                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8416 W Meltwater Ln  |
| Area        | Eagle - 0900         |
| Subdivision | Riverstone           |
| City        | Eagle                |
| County      | Ada                  |
| State       | ID                   |
| Zip Code    | 83616                |
| Builder     | Biltmore Company LLC |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Utilities      | Sewer Connected             |
| Parking Spaces | 2                           |
| Parking        | Attached, Finished Driveway |
| # of Garages   | 2                           |
| Waterfront     | Lake, Pond Community        |
| Has Pool       | Yes                         |
| Pool           | Community, In Ground, Pool  |
| Gated          | Yes                         |
| Golf Course    | N                           |

### Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bath-Master, Bed-Master Main Level, Split Bedroom, Den/Office, Great Room, Double Vanity, Central Vacuum Plumbed, Walk-In Closet(s), Walk In Shower, Breakfast Bar, Pantry, Kitchen Island, Quartz Counters |
| Appliances        | Gas Water Heater, ENERGY STAR Qualified Water Heater, Tank Water Heater, Dishwasher, Disposal, Double Oven, Microwave, Oven/Range Built-In                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                         |

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

## Exterior

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

## School Information

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

## Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | October 17th, 2025    |
| Days on Market | 3                     |
| HOA Fees       | \$525                 |
| HOA Fees Freq. | Quarterly             |
| Property Taxes | \$519                 |
| Tax Year       | 2024                  |
| Office         | Homes of Idaho        |
| Contact Info   | info@homesofidaho.com |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Homes of Idaho |
|----------------|----------------|



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