

# \$455,990 - 7006 S Old Farm Ave, Meridian

MLS® #98965246

**\$455,990**

3 Bedroom, 3.00 Bathroom, 1,650 sqft

Residential on 0.15 Acres

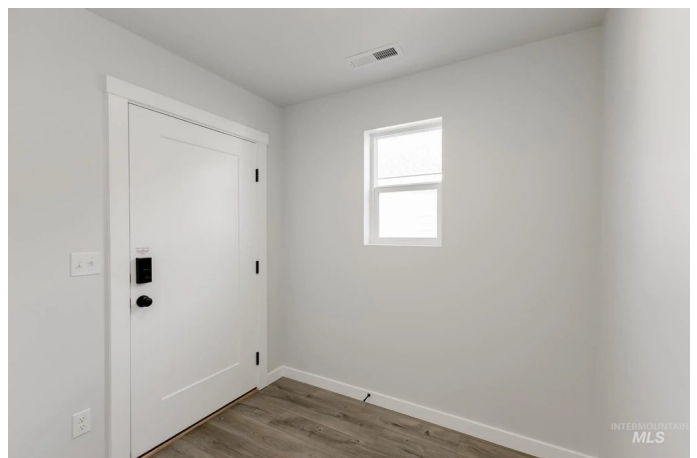
Memory Ranch, Meridian, ID

Get up to \$30K now thru 11/30/2025 with the Festival of Homes Promo! Enter into a brand new home in Meridian, Idaho and enjoy its benefits and stress free living! The Hugo 1650 is endearingly charming and reassuringly practical. The main level welcomes occupants and guests alike with open and friendly living spaces. The kitchen comes with stainless steel appliances and stylish solid surface countertops, adding both functionality and aesthetics to the kitchen. Head upstairs where a primary suite spans the entire rear of the home and contains a walk-in closet and spacious en suite bathroom. The two other bedrooms and the laundry room are also situated upstairs along with a full bathroom. The garage offers plenty of space to park cars and toys or use as storage. A versatile layout provides endless possibilities for customizing the home to suit your needs. With thoughtful touches throughout, the Hugo is designed to enhance your lifestyle. You'll quickly feel right at home. Photos are of the actual home!

Built in 2025

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | 98965246 |
| Price Per SQFT | \$276    |
| Bedrooms       | 3        |
| Bathrooms      | 3.00     |
| Square Footage | 1,650    |



|            |                         |
|------------|-------------------------|
| Acres      | 0.15                    |
| Year Built | 2025                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Status     | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7006 S Old Farm Ave |
| Area        | Kuna - 1100         |
| Subdivision | Memory Ranch        |
| City        | Meridian            |
| County      | Ada                 |
| State       | ID                  |
| Zip Code    | 83642               |
| Builder     | CBH Homes           |

### Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Sewer Connected                                                                                                               |
| Parking Spaces | 3                                                                                                                             |
| Parking        | Attached                                                                                                                      |
| # of Garages   | 3                                                                                                                             |
| Has Pool       | Yes                                                                                                                           |
| Pool           | Community, In Ground                                                                                                          |
| Golf Course    | N                                                                                                                             |
| Virtual Tour   | <a href="https://my.matterport.com/show/?m=Y6pMmej72jk&amp;mls=1">https://my.matterport.com/show/?m=Y6pMmej72jk&amp;mls=1</a> |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bath-Master, Den/Office, Family Room, Double Vanity, Breakfast Bar, Pantry, Kitchen Island, Solid Surface Counters |
| Appliances        | Gas Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding                                         |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | Central Air                                                                                                        |
| Stories           | Two                                                                                                                |

### Exterior

|                 |                                                                                                                                                             |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Standard Lot 6000-9999 SF, Sidewalks, Auto Sprinkler System, Partial Sprinkler System, Pressurized Irrigation Sprinkler System, Irrigation Sprinkler System |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|

Roof                      Composition

**School Information**

District                      Kuna School District #3  
Elementary                      Crimson Point  
Middle                      Kuna  
High                      Kuna

**Additional Information**

Date Listed                      October 20th, 2025  
Days on Market                      14  
HOA Fees                      \$700  
HOA Fees Freq.                      Annually  
New Construction                      Yes  
Tax Year                      2025  
Office                      CBH Sales & Marketing Inc  
Contact Info                      tarak@cbhhomes.com

**Listing Details**

Listing Office                      CBH Sales & Marketing Inc



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Listing information last updated on November 3rd, 2025 at 11:03pm MST