

# \$950,000 - 4480 N Kitsap Way, Boise

MLS® #98965465

**\$950,000**

5 Bedroom, 4.00 Bathroom, 2,729 sqft

Residential on 0.51 Acres

0 Not Applicable, Boise, ID

A rare opportunity in Boise's foothills—this distinctive property is both a home and a story, a mid-century marvel where charm & character shine. Built in 1954 and rumored to reflect the influence of Idaho's own Art Troutner, the residence displays mid-century hallmarks: flat rooflines, stone fireplaces, log-beamed ceilings, expansive windows, and handcrafted cabinetry. Originally a single-family home and later expanded into a duplex, it has since evolved into four unique units: a warm 2-bedroom main house with a stacked-stone hearth, a charming studio, and a versatile 2-bedroom, 2-bath suite with balcony views and a fireside living room—rented as one or divided into two with hotel-style lock-off doors. Each unit exudes character, with abundant light and cozy interiors tucked into the hillside. Renovated in 2011 with updates to the roof, windows, plumbing, electrical, radiant floors, and kitchen, the home offers a strong foundation for its next chapter. Live in one unit and rent the others, restore it to a single residence, or continue its legacy as a darling inn or Airbnb. Privacy, artistry, and history converge in this one-of-a-kind property, minutes from downtown Boise, Hyde Park, and the North End—an extraordinary chance to revive an heirloom home of architectural significance.

Built in 1954

## Essential Information



|                |                         |
|----------------|-------------------------|
| MLS® #         | 98965465                |
| Price Per SQFT | \$348                   |
| Bedrooms       | 5                       |
| Bathrooms      | 4.00                    |
| Square Footage | 2,729                   |
| Acres          | 0.51                    |
| Year Built     | 1954                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | New                     |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4480 N Kitsap Way |
| Area        | Boise NW - 0800   |
| Subdivision | 0 Not Applicable  |
| City        | Boise             |
| County      | Ada               |
| State       | ID                |
| Zip Code    | 83703             |

### Amenities

|                 |                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------|
| Parking Spaces  | 2                                                                                             |
| Parking         | Attached, RV Access/Parking                                                                   |
| # of Garages    | 2                                                                                             |
| RV/Boat Parking | Yes                                                                                           |
| Golf Course     | N                                                                                             |
| Virtual Tour    | <a href="https://www.tourfactory.com/idxr3226766">https://www.tourfactory.com/idxr3226766</a> |

### Interior

|                      |                                                                                               |  |
|----------------------|-----------------------------------------------------------------------------------------------|--|
| Interior Features    | Two Kitchens, Two Master Bedrooms, Granite Counters                                           |  |
| Appliances           | Tank Water Heater, Dishwasher, Disposal, Microwave, Oven/Range<br>Freestanding, Washer, Dryer |  |
| Heating              | Baseboard, Natural Gas, Hot Water                                                             |  |
| Cooling              | Wall/Window Unit(s)                                                                           |  |
| Fireplace            | Yes                                                                                           |  |
| Fireplaces           | Two                                                                                           |  |
| Stories              | Two                                                                                           |  |
| Primary On Main      | Yes                                                                                           |  |
| Two Primary Bedrooms | Yes                                                                                           |  |

## Exterior

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| Lot Description | 1/2 - .99 AC, Garden, R.V. Parking, Full Sprinkler System |
| Roof            | Tar/Gravel, Metal                                         |
| Foundation      | Slab                                                      |

## School Information

|            |                          |
|------------|--------------------------|
| District   | Boise School District #1 |
| Elementary | Collister                |
| Middle     | Hillside                 |
| High       | Boise                    |

## Additional Information

|                |                              |
|----------------|------------------------------|
| Date Listed    | October 22nd, 2025           |
| Property Taxes | \$2,443                      |
| Tax Year       | 2024                         |
| Structures     | Separate Living Quarters     |
| Office         | Keller Williams Realty Boise |
| Contact Info   | broker@kwboise.com           |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Keller Williams Realty Boise |
|----------------|------------------------------|



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Listing information last updated on October 22nd, 2025 at 8:48pm MDT