

\$735,900 - 945 W Malbar St, Meridian

MLS® #98965809

\$735,900

5 Bedroom, 3.00 Bathroom, 2,353 sqft

Residential on 0.12 Acres

Sagarra, Meridian, ID

Builder Incentive included! \$20,000 builder credit and 4.99% (5.76% APR) on a 10/10 ARM. 4.75% FIXED 30-year CONVENTIONAL financing incentive on select Sagarra homes—truly a permanent loan (not a buydown, not FHA). Call listing agent for more details and see attached Lender Disclosures for loan details. Under construction: The Nisqually 2353 by Pacific Lifestyle Homes. This contemporary two-story design features classic curb appeal, a welcoming front porch, and charming architectural details. Inside, enjoy an open-concept layout with a gourmet kitchen, walk-in pantry, and center island. A covered patio extends your living outdoors. The main-level primary suite offers privacy, a dual-sink vanity, and a spacious walk-in closet. Upstairs, two additional bedrooms, a full bath, and a generous bonus room provide flexibility for a media room, playroom, or second living space. Smart home features and energy-efficient design come standard. Located in Sagarra, near the Orchard Park Shopping District with WinCo, the Meridian Library, restaurants, and more! Photos similar



Built in 2025

Essential Information

MLS® # 98965809

Price Per SQFT \$313

Bedrooms 5

Bathrooms	3.00
Square Footage	2,353
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	945 W Malbar St
Area	Meridian NW - 1030
Subdivision	Sagarra
City	Meridian
County	Ada
State	ID
Zip Code	83646
Builder	Pacific Lifestyle Homes

Amenities

Utilities	Sewer Connected
Parking Spaces	3
Parking	Attached, Finished Driveway
# of Garages	3
Has Pool	Yes
Pool	Community
Golf Course	N
Virtual Tour	https://my.matterport.com/show/?m=VDYmEZcdpTz&brand=0

Interior

Interior Features	Bath-Master, Bed-Master Main Level, Split Bedroom, Den/Office, Great Room, Rec/Bonus, Double Vanity, Walk-In Closet(s), Loft, Breakfast Bar, Pantry, Kitchen Island, Quartz Counters
Appliances	Gas Water Heater, Tankless Water Heater, Dishwasher, Disposal, Double Oven, Microwave, Oven/Range Built-In, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	One, Gas, Insert
Stories	Two

Primary On Main Yes

Exterior

Lot Description Sm Lot 5999 SF, 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 Paramount

Middle Heritage Middle School

High Rocky Mountain

Additional Information

Date Listed October 25th, 2025

Days on Market 7

HOA Fees \$300

HOA Fees Freq. Quarterly

New Construction Yes

Tax Year 2025

Office Homes of Idaho

Contact Info admin@homesofidaho.com

Listing Details

Listing Office Homes of Idaho



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Listing information last updated on November 3rd, 2025 at 3:34pm MST