

# \$399,000 - 1317 S Phillippi St., Boise

MLS® #98966040

**\$399,000**

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.24 Acres

Gray Sub, Boise, ID

Welcome home to this beautifully renovated mid-century bungalow situated on the highly desirable Boise Bench! This home perfectly blends classic architectural style with all the modern comforts you crave. Step inside to find a light-filled space featuring fresh new interior paint and functional updates throughout. The heart of the home is the fully renovated kitchen, boasting new cabinetry, countertops, lighting and backsplash, making meal prep a joy. The updated bathroom features stylish fixtures and finishes, creating a spa-like retreat. Sitting on a generous 1/4 acre lot, the outdoor space is an entertainer's dream and a gardener's paradise. You'll love the convenience of established garden boxes, perfect for growing your own vegetables and flowers. Storage and parking are a breeze with an extra-long driveway and a large, detached 2-car garage; ideal for vehicles, a workshop, or all your Idaho adventure gear. Less than 10 minutes to the vibrant energy of Downtown Boise, this home offers easy access to the city's best restaurants, shopping, and entertainment. Enjoy quick trips to the Boise River, the greenbelt, the foothills, and everything else the Treasure Valley has to offer. This turnkey property is ready for you to move in and enjoy. Don't miss your chance to own a renovated bench home in a prime location.

Built in 1950



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 98966040                |
| Price Per SQFT | \$489                   |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Square Footage | 816                     |
| Acres          | 0.24                    |
| Year Built     | 1950                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1317 S Phillippi St. |
| Area        | Boise Bench - 0400   |
| Subdivision | Gray Sub             |
| City        | Boise                |
| County      | Ada                  |
| State       | ID                   |
| Zip Code    | 83705                |

## Amenities

|                 |                             |
|-----------------|-----------------------------|
| Utilities       | Sewer Connected             |
| Parking Spaces  | 2                           |
| Parking         | Detached, RV Access/Parking |
| # of Garages    | 2                           |
| RV/Boat Parking | Yes                         |
| Golf Course     | N                           |

## Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Breakfast Bar, Pantry, Granite Counters                     |
| Appliances        | Dishwasher, Disposal, Oven/Range Freestanding, Refrigerator |
| Cooling           | Central Air                                                 |
| Stories           | One                                                         |
| Primary On Main   | Yes                                                         |

## Exterior

|                 |                                                                                       |
|-----------------|---------------------------------------------------------------------------------------|
| Lot Description | 10000 SF - .49 AC, Garden, R.V. Parking, Auto Sprinkler System, Full Sprinkler System |
|-----------------|---------------------------------------------------------------------------------------|

|            |             |
|------------|-------------|
| Roof       | Composition |
| Foundation | Crawl Space |

## School Information

|            |                          |
|------------|--------------------------|
| District   | Boise School District #1 |
| Elementary | Hillcrest                |
| Middle     | South (Boise)            |
| High       | Borah                    |

## Additional Information

|                |                                      |
|----------------|--------------------------------------|
| Date Listed    | October 29th, 2025                   |
| Days on Market | 3                                    |
| Zoning         | R1-C                                 |
| Property Taxes | \$2,032                              |
| Tax Year       | 2024                                 |
| Office         | Windermere Real Estate Professionals |
| Contact Info   | jasonsmith@windermereboise.com       |

## Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Windermere Real Estate Professionals |
|----------------|--------------------------------------|



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Listing information last updated on November 5th, 2025 at 10:18am MST