



\$719,500

3 Beds, 3 Baths

3036 sq ft, 3 Car Garage



Trudy Mallon
208-941-9414
mallonhomes@msn.com



1474 N LONGHORN AVE | EAGLE, IDAHO

Enjoy waterfront living in this stunning Parade Home by Mallon Homes. Complete with all the luxuries of modern living & perfect for all stages of life. Large great room with 18' vaulted ceiling, complemented by decorative beams and flooded with natural light. Open living area leads to gourmet kitchen, spacious eating area and patio access. Luxury master suite with coffered ceiling, walk in tile shower, and more! Beautiful finishes throughout! Backyard oasis boasts firepit, full landscaping, and beach access.



MALLON HOMES

STANDARD FEATURES

CONSTRUCTION FEATURES

- × 2'6" Foundation 30" Stem wall (Provides Adequate Room for Duct Work)
- × 2x6 Construction
- × Round Sheetrock Corners
- × Hand-Textured Walls & Ceilings
- × Utility Room w/ Utility Sink & Cabinets for Storage
- × 5 Ceiling Fans
- × Photcell on Exterior Cans Front of House & Garage
- × Lots of Rifted and Quarter White Oak Hardwood &/or Tile
- × Lots of Millwork, Full Wrapped Windows, Crown Moulding, Etc
- × Spacious Master Suite
- × 8' doors w/ 8'Alder Entry Door
- × Gas Fireplace w/ Mantle & Rock
- × Fully Finished Garage w/ Epoxy Floor and Sink
- × 3 Car Garage has Insulated Walls & Ceiling
- × 18x8 Garage Door w/ Opener, Windows & 9x8 door w/ opener 3rd bay, Decorative Handles
- × Rough-in for Central Vac & Water Softener
- × Foundation Drain and Downspouts to Drywell – Water Control
- × 18' Vaulted Ceiling w/ Decorative Beam w/Glass Sliding Door

EXTERIOR FEATURES

- × Full Stucco Exterior
- × Architectural Details (Corbels, Siding Details)
- × Full Wrapped Gutters
- × Privacy Patio for Outdoor Living Space
- × Full Landscape to ACC Requirements
- × 2 Exterior Hose Bibs
- × Natural Gas on Patio for BBQ

ENERGY SAVING FEATURES

- × Insulation: Walls R-23, Conditioned Crawl, Ceiling R-49, Garage Wall R-19, Garage Ceiling R-19
- × Double Pane, Argon-filled, Low-E Windows w/ Screens
- × Energy Star Certified Air Conditioner, Gas Furnace & Gas Water Heater
- × Energy Star Certified Appliances
- × HERS rating of 62

KITCHEN FEATURES

- × 3cm Quartzite and Quartz Counters w/ Full Tile Backsplash
- × Custom Alder Cabinets
- × Under Cabinet & Upper Cabinet Lighting
- × Walk In Pantry with Laminate Counters with 3 Outlets
- × Custom Hood, Bosch Dishwasher, Bosch Microwave, Thermador Cooktop, Bosch Oven, and
- × Bosch Counter Depth Full Size Refrigerator. Cabinets have pullout Trash/Recycle bins, tray holders, Full extension pull out drawers w/ Silverware Holders

BATH FEATURES

- × Master Bath: Tile Floor, Roll-in Tile Shower w/ Slide Bar Spray & 2nd Head,
- × His and Her Custom Vanity , 3cm Quartzite, Tile Counter & Splash, Freestanding Tub
- × 2nd Bedroom has Ensuite Bath with Tile Shower & Tile Flooring
- × Bath 3 has Tub w/ Tile Surround
- × Custom Vanities w/ 3cm Quartz Counter & Tile Splash in both
- × Chrome Fixtures
- × Comfort Height Toilets in All Bathrooms

ELECTRICAL FEATURES

- × 200 Amp Service
- × Rocker Switches
- × Christmas Light Eave Outlets w/ Switch
- × Structured Wiring (Phone & Cable)
- × Exterior Outlets

OTHER FEATURES

- × Loads of Storage
- × Office with Closet / Double Glass Door
- × Master Suite has Pull Down hanging Storage
- × Huge Laundry Room Connects to Master Bedroom Closet
- × Fire Pit, Rock Work Step Down to Private Beach
- × Laundry has entry to Master Suite
- × Perfect for Age in Place Living

**Furniture & BBQ for Staging Purposes Only