



TIMBER+LOVE

REALTY

PROPERTY FEATURES & HIGHLIGHTS | 7896 W Deerfawn Ln • Eagle, ID

COMMUNITY & LIFESTYLE

- Secure gated Riverstone community
- HOA dues: \$227/month
- Resort-style clubhouse, fitness center & pool
- Private Beach Club & beachfront park on the community lake
- Paddleboarding, kayaking, swimming & fishing
- Community access to the Boise River
- Weekly community events, including summer food truck nights
- Scenic greenbelt walking paths throughout the community
- Located outside the flood zone

HOME DETAILS

- Custom built by Northern Construction in 2022
- 3,926 square feet
- 0.30-acre waterfront homesite (13,068 sq. ft.)
- 4 Bedrooms
- Executive office
- 4 full bathrooms + powder room
- Upstairs bonus/media room with full bath
- Approx. 1,100 sq. ft. oversized 3+ car garage
- Fully fenced backyard

THOUGHTFUL FLOOR PLAN

Family Wing

- Two bedrooms
- Shared bath with separate vanities
- Adjacent powder room

Private Guest Suite

- Bedroom with ensuite bath
- Walk-in closet
- Ideal for guests, extended family or multigenerational living

Upstairs Bonus Retreat

- Over 300 sq. ft.
- Full bathroom
- 7.1 Dolby® surround sound
- Ideal as a media room, game room, guest suite, or home gym
- Custom built-in cabinetry

INTERIOR HIGHLIGHTS

- True single-level living with flexible upstairs retreat
- Thoughtfully designed multigenerational floor plan
- Hardwood flooring throughout (no carpet)
- Vaulted ceilings with decorative wood beams
- Extensive sound insulation between living areas
- Dual HVAC systems for year-round comfort
- Four-zone Sonos® whole-home audio
- Garage flex space (currently a home gym)

CHEF'S KITCHEN

- 72-inch Sub-Zero® refrigerator/freezer
- 60-inch Wolf® professional dual-oven range
- Expansive center island
- Walk-in pantry with prep sink
- Open-concept design
- Mudroom
- Separate laundry room with utility sink

PRIMARY SUITE

- Peaceful waterfront views
- Heated bathroom floors
- Oversized walk-in shower
- Spacious walk-in closet with built-in seating

EXECUTIVE OFFICE

- Private office overlooking the pond
- Custom built-in cabinetry
- Ideal work-from-home environment

OUTDOOR LIVING

- Covered patio overlooking the waterfront
- Outdoor Wolf® gas grill
- Built-in Sub-Zero® refrigerator
- Outdoor fireplace
- Beautifully landscaped backyard
- Private backyard gate with direct access to the pond (fishable pond)
- Designed for effortless indoor/outdoor living



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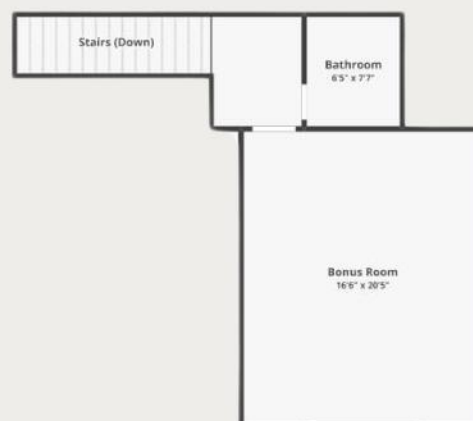
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FLOOR PLAN

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FLOOR 1



FLOOR 2