

11775 Lower Bench Road, Emmett Idaho 83617

Amenities

Payette River Frontage

16.92 acres with water shares through Emmett Irrigation, 1 wheel lines and hand lines included

Custom Timber Framed home with Foam Block walls and Roof (8")

2502 sq.ft. 2 bed/2 bath

Wrap around deck on 3 sides: East deck 12'x36'6" / West Deck 7'x13'6" / Walk way South 3'6"x29'

Upstairs loft area

Daylight basement has family/Rec room and additional room that could be office/den, master suite with views of the river & laundry room

Main level bedroom was left open, could be completed with sheetrock and door to make private bedroom, currently has room dividers that can be used for privacy

Mechanical room in basement has New water to air (geothermal) heat pump & new water conditioner

2 wood stoves: 1 in home with Boz cleaning device and 1 in garage.

Marvin Wood Windows

40 Year Roof

3 radon vents installed below basement flooring

Attached oversized 2 car garage, rafters with full walkable attic space, end door of attic to pull items up

24'x28' RV & Equipment shed/10' clearance, has power, sewer hookup & water spicket

16'x12' barn with overhead storage, two overhangs, for parking, storage or chicken coop

Separate fenced irrigated pasture

Approximately 14 acres currently in Alfalfa. This is leased to the end of this season.

Individual well and septic system

Emmett school district, but possible to attend New Plymouth.....Buyer to verify