



**\$ 1,200,000**

**7919 HWY 34 PRESTON ID  
83263**

<https://gloriahowell.com>

7919 Hwy 34 Preston ID 83263

- 6 beds
- Single Family-Detached
- SINGLE FAMILY
- ACTIVE
- 8259 sq ft





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## BASIC FACTS

**MLS #:** 567204

**Bedrooms:** 6

**Area:** 8259 sq ft

**Status:** ACTIVE

**Full Baths:** 3

**Year built:** 2009

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## PROPERTY DETAILS

**Type:** Single Family-Detached

**Style:** 2 Story

**Price Per SQFT:** \$ 145

**Percent of Bsmnt Finished:** 100

**Sale/Rent:** For Sale

**Lot Acreage:** 20.5

**APPLIANCES INCLUDED:**

Range/Oven,Refrigerator,Dishwasher,Microwave

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## LOCATION & SCHOOLS

**Subdivision:** None

**LOCATION:** Near Lake

**Elementary School:** Oakwood

**High School:** Preston

**ZONING-CITY:** Residential

**County:** Franklin

**Area Desc:** Preston

**Middle School:** Preston

**TOPOGRAPHY/SETTING:**

Secluded,Lake/Creek

**ZONING-COUNTY:** Residential  
Rural



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## CONSTRUCTION

**CONSTRUCTION:** Frame

**FOUNDATION:** Concrete

**BASEMENT/SUBSTRUCTURE:** Full

Basement,Basement Fully  
Finished,Daylight Windows,Walk-  
Out Basement,Exterior Entrance

**PRIMARY ROOF:** Architectural

**PATIO/DECK:** Open Patio

**CONSTRUCTION STATUS:** Existing

**Below Grade SQFT:** 4214

**Above Grade SQFT:** 4045

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## INSIDE FEATURES

**INT FEATURES:** Walk-In  
Closet(s),Vaulted Ceiling(s)

**LAUNDRY:** Main Level

**DOMESTIC WATER:** Well-Private

**A/C Type:** Central

**Total Full Baths:** 3

**Primary Heat Source:** Propane

**Primary Heat Type:** Forced Air

**Total Fireplaces:** 2

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## OUTSIDE FEATURES

**EXT FEATURES:** RV  
Parking,Exterior Shop,Outbuilding(s)

**# of Garage Stalls:** 3

**Garage Type:** Attached

**SEWER TYPE:** Private Septic

**EXTERIOR-FINISH:** Lap Siding

**DRIVEWAY:** Gravel,Dirt

**LANDSCAPING:** Sprinkler-  
Auto,Established Lawn,Garden Area

**EXTERIOR-ACCENT:** Stone



**FENCE:** None 0

**IRRIGATION:** Other

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## LEGAL INFORMATION

**Home Owner Exmptn:** Yes

**Taxes:** \$ 3,537

**Tax Year:** 2020

**TERMS:** Cash,Conventional

**HOA Dues (Y/N):** No

**Legal Description:** See Exhibit A and B

**Buyer Exclusions (Y/N):** No

**Fixer Upper (Y/N):** No

**Dual/Variable Comm (Y/N):** No

**Foreclosure y/n:** No

**Agent Owned (Y/N):** No

**Short Sale y/n:** No

