FEATURES

5631 SUNSET ROAD
FRUITLAND, ID 83619

INCOME-PRODUCING PROPERTY

- Small radio tower on the property pays $250 per month
- Paid quarterly: $750 per quarter, $3,000 per year
- Passive income that helps offset ownership costs

VIEWS & SETTING

- Snake River and valley views
- A view from every room
- Sunroom with endless views
- Abundant natural light throughout
- Quiet setting yet just 5 minutes to the freeway
- Private driveway
- No HOA

PRIMARY SUITE

- Incredible view with a door out to the deck
- His and hers closets
- Dual vanities
- Soaker tub
- Walk-in tile shower

BEDROOMS

- Each bedroom has its own bathroom
- 180-degree views from every bedroom

KITCHEN & LIVING

- Large island
- Granite counters
- Wood fireplace
- Sunroom with endless views
- Abundant storage

EVERYDAY FUNCTION

- Mud room with drop zone
- Oversized laundry room with cabinets and folding area
- Walk-out basement

OUTDOOR LIVING

- Deck overlooking sunsets and sunrises
- Downstairs patio plumbed for a hot tub
- Garden space

LAND, SHOP & OUTBUILDINGS

- 3 acres
- Fully fenced and cross-fenced
- Animal space
- 30x40 insulated and powered shop
- 30x16 lean-to
- Multiple sheds
- Irrigation

SYSTEMS & CONSTRUCTION

- Built in 2021
- Variable speed pump for house and landscaping: set the pressure and it stays there