



EAGLE MOUNTAIN
← ESTATES →

Proudly developed by



BILTMORE CO.

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→ COMMUNITY DESCRIPTION ←

COMMUNITY DESCRIPTION

The beautiful new home community of Eagle Mountain Estates is located at the quiet end of Eagle, Idaho, surrounded by the serene setting of Idaho mountain views. Residents will enjoy easy access to Hwy 16, State Street, Eagle Road and nearby amenities of downtown Eagle. It is located within 15 minutes of Eagle Island State Park and conveniently close to Fred Meyer and the new Meridian Costco (coming soon). This community has an incredible amount to offer.

Boasting generous lot sizes, a heavily landscaped entry, a large community pool with changing rooms, beautiful walking paths, and gorgeous panoramic views of the valley, Eagle Mountain Estates will be the place you will want to call home.

- **LARGE LOTS**
- **EXPANSIVE VIEWS**
- **PREMIUM BUILDERS**
- **COMMUNITY POOL**
- **WALKING PATHS**
- **UNBEATABLE LOCATION**

LOCATION

Located in NW Eagle. From Hwy 44, take Linder north, west on Floating Feather, N or Lanewood. Eagle Mountain Entrance on the west side.

OPEN BY APPOINTMENT - CALL GUY/BETH AT 208-278-4359

NEARBY AMENITIES

EDUCATION

West Ada School District

Star Elementary School

Star Middle School

Eagle High School

Preschools nearby

Eagle's Creative Preschool

Dreamland Learning Center

Eagle Christian Preschool

Active Minds

Private schools nearby

Challenger School

North Star Charter School

Galileo STEM Academy

Eagle Adventist Christian School

Arts West

The Ambrose School

RECREATION

Banbury Golf Course

Eagle Hills RC Raceway

Eagle Island State Park

River Birch Golf Course

Firebird Raceway

The Club at SpurWing

3 Horse Ranch Vineyards

MEDICAL/DENTAL

Cottonwood Creek Dental

Eagle Dental Care

Eagle Oral Surgery & Dental
Implant

Eagle Rivershore Dental

Eagle Smiles Dentistry

Imaging at St. Luke's Eagle
Medical Plaza

Parkway Dental at Eagle

Poulsen Orthodontics

Premier Dentistry of Eagle

Primary Health Medical Group
Eagle

St. Luke's Clinic Mountain States

Saint Alphonsus Eagle Health
Plaza

COMMUNITY SERVICES

Chase Bank

D.L. Evans Bank

Eagle Fire Station #3

Eagle Public Library

Idaho First Bank

Mountain West Bank

U.S. Bank

Wells Fargo Bank

RETAIL

Again Consignment

Bosanka Village Shopping Center

Camille Beckman Gift Shop

Eagle Clocktower

Eagle Plaza

Eagle Marketplace

Finer Frames

Golf Your Way

Hope Blooms Flowers & Things

Shops at Eagle River

Sweet Valley Cookie Co.

Two Rivers Salon and Spa

GROCERY STORES

Albertsons

Fred Meyers

WinCo

Olive and Vyne

COFFEE SHOPS

Rembrandts

Black Rock

Eagle River Coffee

Dutch Bros.

Starbucks

Bobbie Jean's

EATERIES

Ahi Sushi Bar

Bardenay

Bella Aquila

Bodacious Pig Barbecue

daVinci's

Grit American Cuisine

Idaho Pizza Company

Mongolian of Eagle

Oak Barrel of Eagle

Porterhouse Market

Rembrants

Rib Shack Barbecue

Rice Contemporary Asian Cuisine

Smokey Mountain Pizza

Taziki's Mediterranean Cafe

The Schnitzel Garten

The Stuffed Olive

Wild West Home of Mamma Italia

I-84 (FREEWAY)

9 miles 20 minutes)

AIRPORT

20 miles (30 minutes)

SUMMARY OF CC&R'S

DWELLING SIZE

Minimum of 1,800 square feet for a single level home. Two story homes must have a minimum of 2,200 square feet with a ground floor of 1,400 square feet.

EXTERIOR ARCHITECTURE

Exteriors to be a combination of siding, stone, brick or stucco. Exterior paint colors, stone and stucco must be submitted for approval prior to application.

ROOF

Charcoal black or weathered gray Certaineed Landmark, Plus, Premium, Presidential Shingles or equivalent

DRIVEWAYS & GARAGES

Curved driveways and sidewalks are encouraged. Recessed garage doors and side entry garages are encouraged. Detached shops and garages allowed.

LANDSCAPING

Full sprinklers, sod, trees and shrubs included.

FENCING

Full fencing included.

MINIMUM SETBACKS

Lots 90 feet wide or greater : Front 30' back of sidewalk & 33' to garage. Sides 10'. Lots 89 feet wide or less: Front 30' back of sidewalk and 33' to garage. Sides 7.5'.

HOMEOWNERS DUES

\$1,200 annually, billed at \$300 per quarter. Transfer fee of \$250. Mailboxes are not permitted on residential lots. Community mailboxes will be provided by developer.

← **AVAILABLE HOMES** →

LOT	BLOCK	LOT SIZE	FLOOR PLAN	PRICE	BUILDER	STATUS
4	7	.39 acres	Mystique Jr RV			TBB
5	7	.39 acres	Blaser			TBB
17	3	.39 acres	Clearwater			TBB
18	3	.39 acres	Grey Heron RV			TBB



← PLAT MAP | PHASE 1 AND 2 →



- LOT AVAILABLE
- SPEC HOME AVAILABLE
- PENDING
- SOLD

- PHASE 1
- PHASE 2



PLAT MAP | PHASE 3

-  LOT AVAILABLE
-  SPEC HOME AVAILABLE
-  PENDING
-  SOLD
-  RESERVED



PLAT MAP OVERVIEW

Proudly representing
this quality builder team



BILTMORE CO.

Biltmore...Built Better!



**ASBURY
HOMES**



**Todd Campbell
CUSTOM HOMES**
BOISE, IDAHO

**GUY OUWEHAND
BETH HAVLIK**

208-278-4359

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