


Prop Type: Residential **MLS#: 21-327920 Status:** Closed **Address:** 150 Cranbrook Rd **Price:** \$ 798,000

	Public Syndication Yes Area Hailey Price SqFt 447.31 City Hailey State/Prov ID Zip Code 83333 County Blaine Subdivision Northridge Parcel#: RPH04640260060 Waterfront No	Sub Type Single Family Residence Taxes \$ 4,500 Tax Year 2021 HOE No Assn Dues \$ 300 Assn Dues Freq Annual Spec Assess Spec Assmt Freq M. Assc or Oth Primary Frequency
	Zoning: H/LR-1	Terms: New Loan

Bedrooms 3 Baths 2.50 Parcel Acres Apx 0.26 Parcel Size Per Assessor Parcel SqFt Apx 11,326 Possession On Closing Year Built 2020	Construction Type: Site-built (Stick) Style: 1 Story; Modern Basement: None Garage: 2 Car; Attached Heat: GFA; Humidifier Water Heater: Gas Roof: Metal Exterior Finish: Asphalt; HardiPlank Siding	Total SqFt Livable 1784 SF Asry Dwell Det: SF Bsmt-Fin w/Egress: SF Bsmt Fin N/Egr/In: SF Bsmt - Unf SF Deck: 368 SF Garage: 715 SF Per: Assessor Furnished:
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Road Surface: Paved Road Access: Public Water: City Connected Sewer: City/Public Other Disclosures: CC & R's	Legal: NORTHRIDGE IX SUBDIVISION LOT 6 BLK 26 Excluded Items: Owners personal property Excluded Party: Items Included: Dishwasher; Oven - Gas; Range - Gas; Refrigerator; Stack W/D To Show: Occupied Tenant; Prior Day Notice; Sign; To Show Phone: Annie 208 -720-1225
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Features Exterior: Deck; Energy Eff. Windows; Landscaping; Motion Lights; Near Park; Sprinkler Blw Ground; Undergrnd Utilities; Views
Features Interior: Air Conditioning; EnergyStar light fix; EnergyStar® Air Filtr; Fireplace Gas; High Ceilings; High Effic. Toilets; LED Lights; Main Flr Primary Bdrm; Progrmabl Thermostat; Walk-in Closet
Specialty Rooms: Great Room; Laundry; Utility Closet; Walk-in Closet

Public Remarks: Modern sleek single level home, innovative floor plan, great southern exposure, Views, High Ceilings, Pella windows, Steel gas fireplace, Teak Decks & Sliding doors bathe the home in light. Smart thermostat, Air Conditioning, Humidification system, & High efficiency construction. Granite counters, Soft-close cabinets, Engineered flooring & 715 sq ft garage. Walking distance to all things Hailey
Realtor Remarks: This home was completed in 2020 and has been rented. Estimated tax payment is \$4500.00 for 2021 Tenant is leasing through June of 2021 so any offer needs to take that into account. Please. :) Tenant is interested in staying if a new owner desires a tenant.
Directions: Turn East off Highway 75 onto Roberta McKercher, then left onto Cranbrook, house is on the right.

Sold Date 06/15/2021 List Date 04/20/2021 Contingent Yes Status Change Date 06/15/2021 SOC 3.00 REO No Concessions Yes	Sold Price \$ 798,000 Days On Market 56 Contingent Remarks Inspection & Finance Agent Owned No SOC Type % Short Sale No	Financing Conv Exp Date 08/31/2021 Under Contract Date 05/01/2021 BC SRE Purchaser Name Undisclosed Owner BAYER PROPERTIES LLC
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Concessions Remarks: \$3,464.00 credit for roof repair

LA: Annie J Kaiser, Sun Valley Real Estate LLC CHRISTIE'S INTERNATIONAL REAL ESTATE Office : (208) 720-1225 Office : anniesunvalley@gmail.com
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Provided as a courtesy of



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