

# Luxury Home Deals

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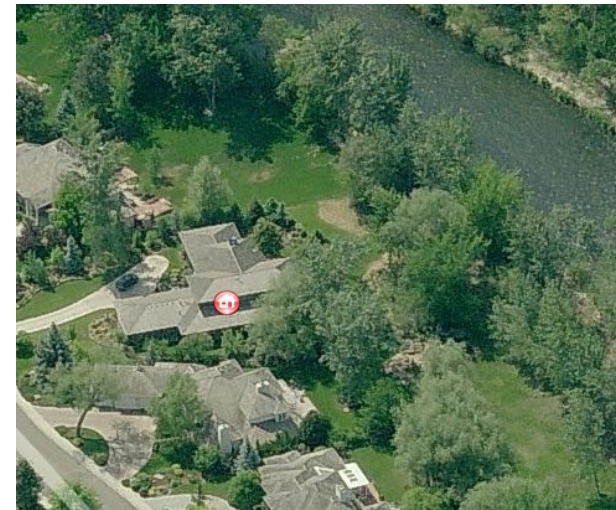
Mike's Top Pick For: Best Backyard in Boise. Seller is asking for \$1,150,000. This is hands-down one of the coolest homes in Boise.

Listing Courtesy Of Atova



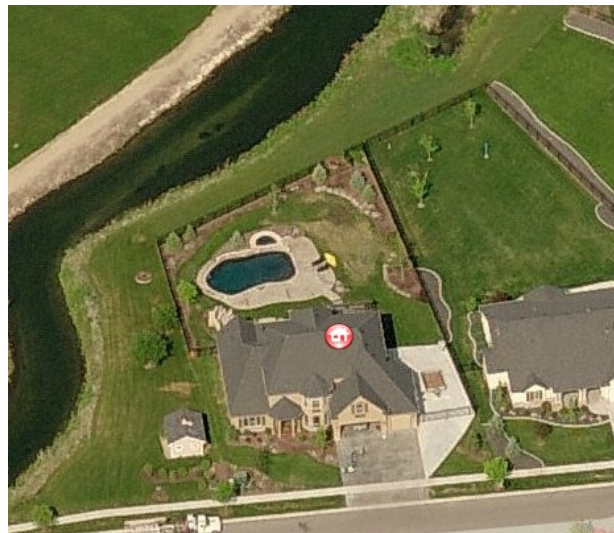
6 bedrooms, 2 acres, Shop, Pool, 5800 sqft of luxury living , what else do you need? Price has dropped from 1.5 million, and can be picked up for just \$850,000.

Listing Courtesy Of Idaho One Realty



Great Boise home near Plantation Golf Course in Boise that borders the Boise River! I really like this house and I think it is a great deal: \$699,000.

Listing Courtesy Of Keller Williams



If you love backyard living then this is the home for you, because with the pool, spa, outdoor fireplace, and kitchen, you will never want to leave: \$545,000.

Listing Courtesy Of Turner Real Estate Group



Eagle Acreage home that has 7 bedrooms, 1.4 acres of land, and over 4,000 sqft of living space. Just needs some cosmetic updating. Priced at \$349,000.

Listing Courtesy Of Turner Real Estate Group

## See Full List of Luxury Home Deals

[Click Here](#)

**DISTRESSED SELLERS:** Many buyers make the mistake of just looking at foreclosures when trying to find a deal. It has been my experience that we often see great price drops and deeper discounts from motivated sellers of luxury homes. This is often due to the seller having paid cash for the home, or having just a small loan on the home that allows desperate sellers to compete or even beat the foreclosure prices. You also acquire properties in better condition, as the sellers are still keeping up the these homes.

**To Get A Full Report and ALL the Photos/Details of the Best Luxury Home Deals in SW Idaho go to:**

[www.IdahoLuxuryForeclosures.com](http://www.IdahoLuxuryForeclosures.com)

# Deals on Acreage Homes

Click On The Photos for More Details



An Amazing 10 Acres that feel like so much more. Located close to the Boise River, with no close neighbors, this home is something special: \$1.6 mil.

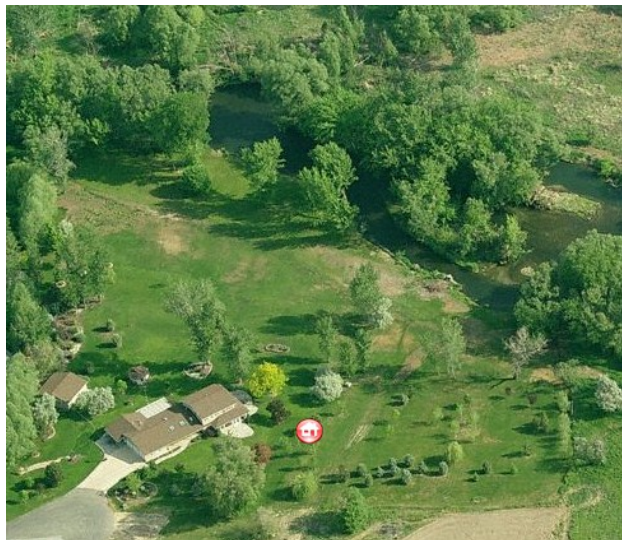
Yes, that is the Boise River out the back door of this home. If you are looking for true riverfront property in Eagle with acreage, then look no further: \$1.1 mil.

Just a Cool Home. It is a first class farmhouse upgraded with rustic beams and other neat features, a pool, vineyard, cabana, and horse setup. \$850,000.

Listing Courtesy Of Coldwell Banker Tomlinson

Listing Courtesy Of Woodhouse Group

Listing Courtesy Of Group One



## See Full List of Acreage Home Deals

Click On Your Desired Price Range:  
[\\$600,000+](#) , [\\$300 - \\$600k](#)

**Homes on Acreage:** Finding good homes and great acreage property can be tough to do, unless of course you happen to be looking in SW Idaho. There are many options for acreage including waterfront properties, view lots, farm land, or wooded. Have a look at these homes to see if anything gets your attention. If you have specific requirements in the acreage you are looking for then contact us for a custom list of what is available with your criteria. Just call 208-287-6589 and ask for a custom list of acreage properties.

Over 700 feet of Boise River Frontage, on a 5 acre lot, in a park-like setting. The home is older, but what a spot to call your home, Owner Fin Avail. \$750,000.

27 Acres in Boise, are you kidding me? This truly is a rare find. Massive price reduction, dropped from 1.5 mil to 615K! Not a foreclosure, just a motivated seller.

Listing Courtesy Of Coldwell Banker Tomlinson

Listing Courtesy Of Keller Williams

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# Luxury Home Short Sales

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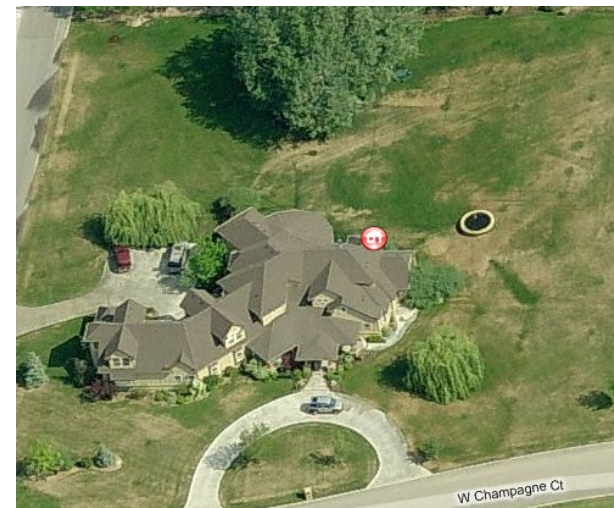
New Eagle listing with Pool & Horse Setup on 5 acres. Home is very high-end, yet designed for a smaller family or empty nesters. Short Sale Foreclosure. \$850,000.

Listing Courtesy Of Gold Key Real Estate



Located Outside of Town, this custom home is now available as a Short Sale Foreclosure. Which means you could possibly pick up this home below \$750K.

Listing Courtesy Of Canyonside Irwin Realty



Another Short Sale Luxury Home Foreclosure on 2 Acres in Eagle. Over 6300 sqft of living space and a great family neighborhood. Current price: \$728,500.

Listing Courtesy Of John L. Scott



Eagle Waterfront, Private Beach, 5 Acre Lot. This home is located in Moon Lake Ranch. Needs Updating. Original price \$1.65 Mil. Now a Short Sale \$699K.

Listing Courtesy Of Coldwell Banker Tomlinson



Home in Two Rivers Sub in Eagle is not listed as a distressed sale. The home is nice single level home on the water. Submit an offer well below the 675K price.

Listing Courtesy Of Coldwell Banker Tomlinson

## See Full List of Luxury Home Short Sales

Click On Your Desired Price Range:  
[\\$500,000+](#) , [\\$350-500k](#) , [\\$250-350k](#)

**Short Sale** = Homes that can be purchased below (short) of what is owed on them. Short Sales offers buyers a great chance to purchase properties far below today's market value. The only downside to short sales is that they tend to take much longer to close on than other distressed property. Therefore buyers who are not in a hurry to close should definitely consider a short sale deal when looking for a home to purchase. When searching for homes if you see a listing status change from Active to Contingent Short Sale, it typically means that they have accepted an offer to submit to the bank for approval, so any other offers would be in back up position. For More Details on Short Sales contact us at 208.287.6589.

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# Bank Owned (REO) Deals

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New Bank Owned Home in Eagle with Private Pond and backs up to the Boise River. Over 5100 sqft of living space and a 6 car garage. Reduced to just \$545,000.

Listing Courtesy Of Re/Max Capital City



Price has fallen from \$950,000. This very nice single level home on 2.5 acres with 4,400sqft, pool and large detached shop, is now Bank Owned and only \$345,000.

Listing Courtesy Of Coldwell Banker Tomlinson



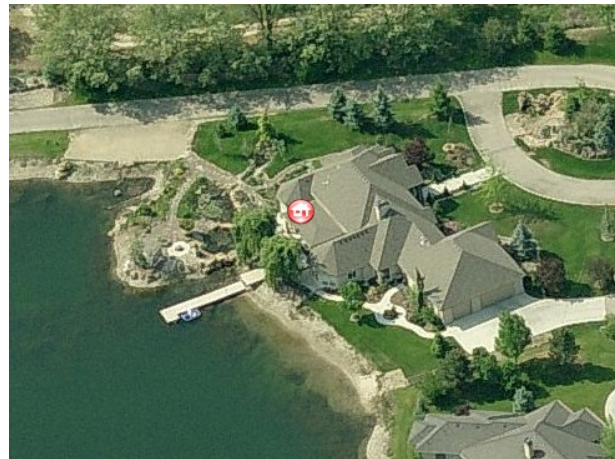
Hilltop home in Melba on 9 Acres overlooking the Snake River and the Owyhee Mountains, is now owned by the bank and can be purchased for just \$299,000.

Listing Courtesy Of ReMax Advantage



The Bank just dropped the price \$100,000. Meridian home was once listed at \$975,000, but it has been stripped by the owner. Cash Buyers Only at \$269K.

Listing Courtesy Of Coldwell Banker Tomlinson



Back on Market and tugging on my checkbook. I am thinking of buying this one. Private Lake, with your own dock/swimming platform, that is just cool: \$388K!

Listing Courtesy Of Re/Max Capital City

## See Full List of Luxury REO Homes

Click On Your Desired Price Range:  
[More Than \\$300k](#) , [Less Than \\$300k](#)

REO—means Real Estate Owned, a term banks use to classify real estate that they have acquired through a foreclosure. You can attend one of our foreclosure tours to find out how to get the best deal on a REO property, but here is a quick tip: Don't expect the bank to accept a low ball offer if the property has only been on the market a short period of time. Banks work more systematically and will continue to lower their price the longer the property is on the market. There are many ways to get a deal on a REO property, for more info: Contact Mike or Jared at 287-6589.

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