

## CHAMPION ESTATE

*One-of-a-Kind in Boise, Idaho*

### EXECUTIVE SUMMARY

**CHAMPION ESTATE** is a one-of-a-kind and AMAZING is the best way to start describing this property! Owner has customized the home from top to bottom with vaulted ceilings, open spaces, and luxuriant living. The kitchen, dining, and living area are incredible. From the 5 bedrooms and 4 fireplaces to the spacious kitchen with a butler's pantry and 5 ovens, the interior has everything you could ask for and more. There's almost no end to the amount of storage space, plus instant hot water for the bathrooms. And from the outside, the canopy of many beautiful species of trees provides great shade in the summer and color in the fall, as well as privacy. The fruit trees (bing cherries, golden delicious and honey crisp apples, dark purple plums, and more), a separate garden, and greenhouse are great for a gardener's delight. There's room to graze and house animals and livestock, or room for a tennis court, swimming pool, or for ADU housing. The estate is located at 9325 W Wright St. in Boise, ID.



**GATEWAY**  
Realty Advisors

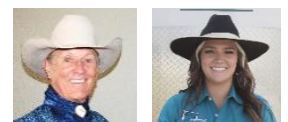
Land, Farm & Ranch Brokerage since 1995

**EXCLUSIVELY REPRESENTED BY:**

**Lon Lundberg, CLC, CLB, ABR, CLC** ♦ cell 208-559-2120

**Holly Lundberg, RANCH REALTOR** ♦ cell 208-789-6784

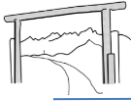
[www.gatewayra.com](http://www.gatewayra.com)



[lon@gatewayra.com](mailto:lon@gatewayra.com)

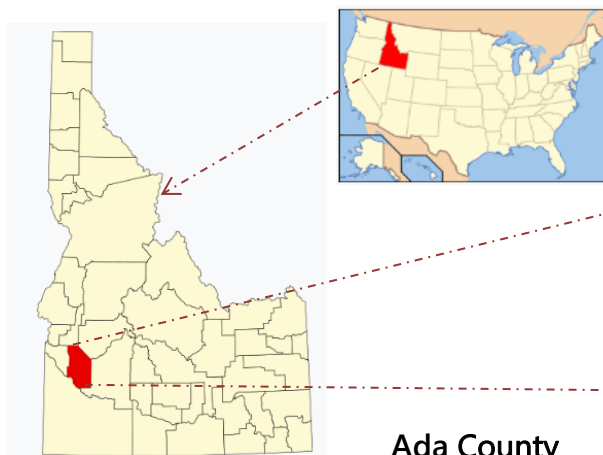
[holly@gatewayra.com](mailto:holly@gatewayra.com)

Weiser: 208-549-5000



## LOCATION

Offering beautiful landscaping and great access to the many city amenities in Boise, the **CHAMPION ESTATE** sits at an elevation of 2740 feet above sea level. It is considered in south-central Boise, just south of the U.S. Interstate highway 84, providing west to east access and easy access to major shopping, dining and medical facilities. It is only minutes to Boise to the modern, full-service Boise Airport (BOI), which offers regularly scheduled flights from six major air carriers (Southwest, Alaska, Delta, Horizon, United, and US Airway) to all regions in the nation.

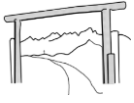


Ada County



Ada County has a wonderful history and is home to the Idaho State Capitol and Boise State University (and BSU Broncos football), plus numerous famous national and internationally renowned companies. Boise, Idaho, a thriving city with a diverse economy, rich culture, and abundant natural beauty, has an intriguing history behind its name and founding. Its moniker, the "City of Trees," is closely tied to the origin of its name, which dates back to the early 1800's when Captain Bonneville exclaimed, "Les Bois! Les Bois!", meaning "the woods, the woods!". It's "Boy-See," not "Boy-Zee" — a small detail, but one Boise folks take pride in. Visitors and locals alike treasure the recreation afforded in and around Ada County, especially snow skiing, fly-fishing, mountain biking, hunting... well, the list is almost endless. Boise has led the nation in growth and always being one of the "BEST PLACES TO LIVE."

While agriculture and food processing remain important, Boise is home to major employers in the technology, manufacturing, and service sectors, including companies such as Micron Technology and Hewlett-Packard. Government, education, and healthcare also play significant roles in the local economy. The city is home to the Boise Art Museum, Idaho State Capitol, the annual Treefort Music Fest, and the Basque Block, showcasing its Basque heritage. Additionally, the Boise greenbelt and nearby public lands offer recreational opportunities that are integral to the city's identity. And, Micron is just minutes to the east of the Champion Estates with access via US I-84 or Victory Road.

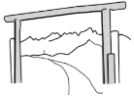


## PROPERTY DESCRIPTION

The **CHAMPION ESTATE** includes:

- ❖ 1.86 acres
- ❖ A greenhouse
- ❖ A barn and chicken coop
- ❖ Greenery surrounding the whole house
- ❖ 5 Bedrooms, 2 upstairs and 3 downstairs
- ❖ 3 Bathrooms, 2 upstairs and 1 downstairs
- ❖ A spacious kitchen with an island and 5 ovens
- ❖ A butler's pantry





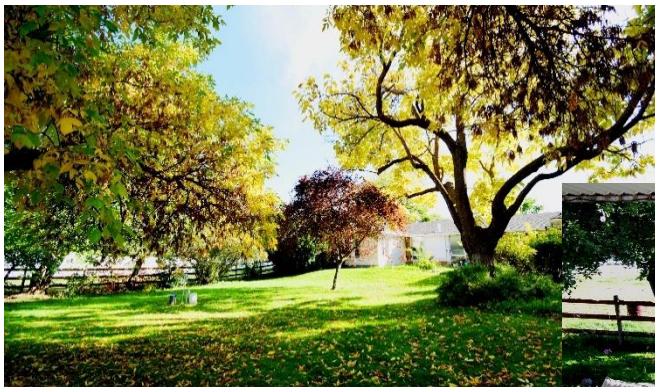
## WATER & IRRIGATION

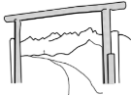
The estate is equipped with ready access to irrigation water — ideal for pasture, horses, garden, or creating lush grounds. Water-rights in place via the trusted New York Irrigation District: a long-standing irrigation district servicing Northwest Boise farmland and estates.



## GARDENING CAPABILITIES

The property's irrigation access opens the door to endless horticultural potential: a vibrant kitchen garden, ornamental landscaping, or a private orchard, all sustained by the dependable flow of New York Irrigation water. The pasture's irrigation runoff naturally extends into the garden area, providing efficient watering for plants, while careful grading ensures the flow stops at the house and greenhouse to prevent flooding of the common spaces. The plant life already includes cherries, dark purple plums, three different types of grapes, golden delicious and honey crisp apples, and more!

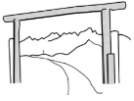




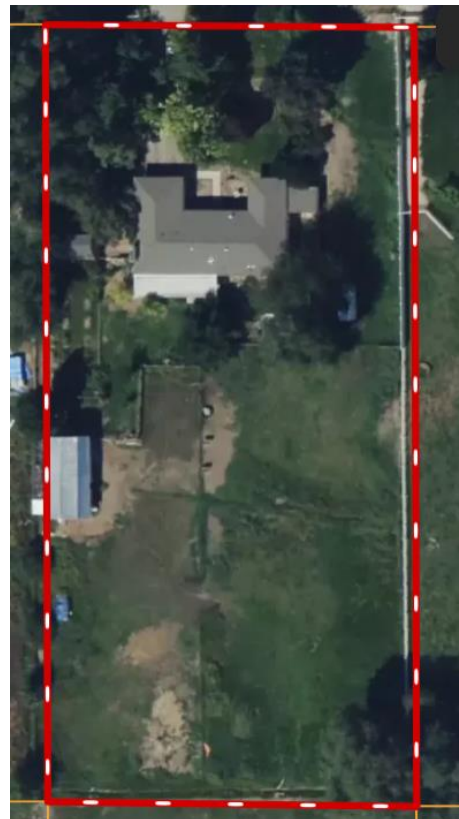
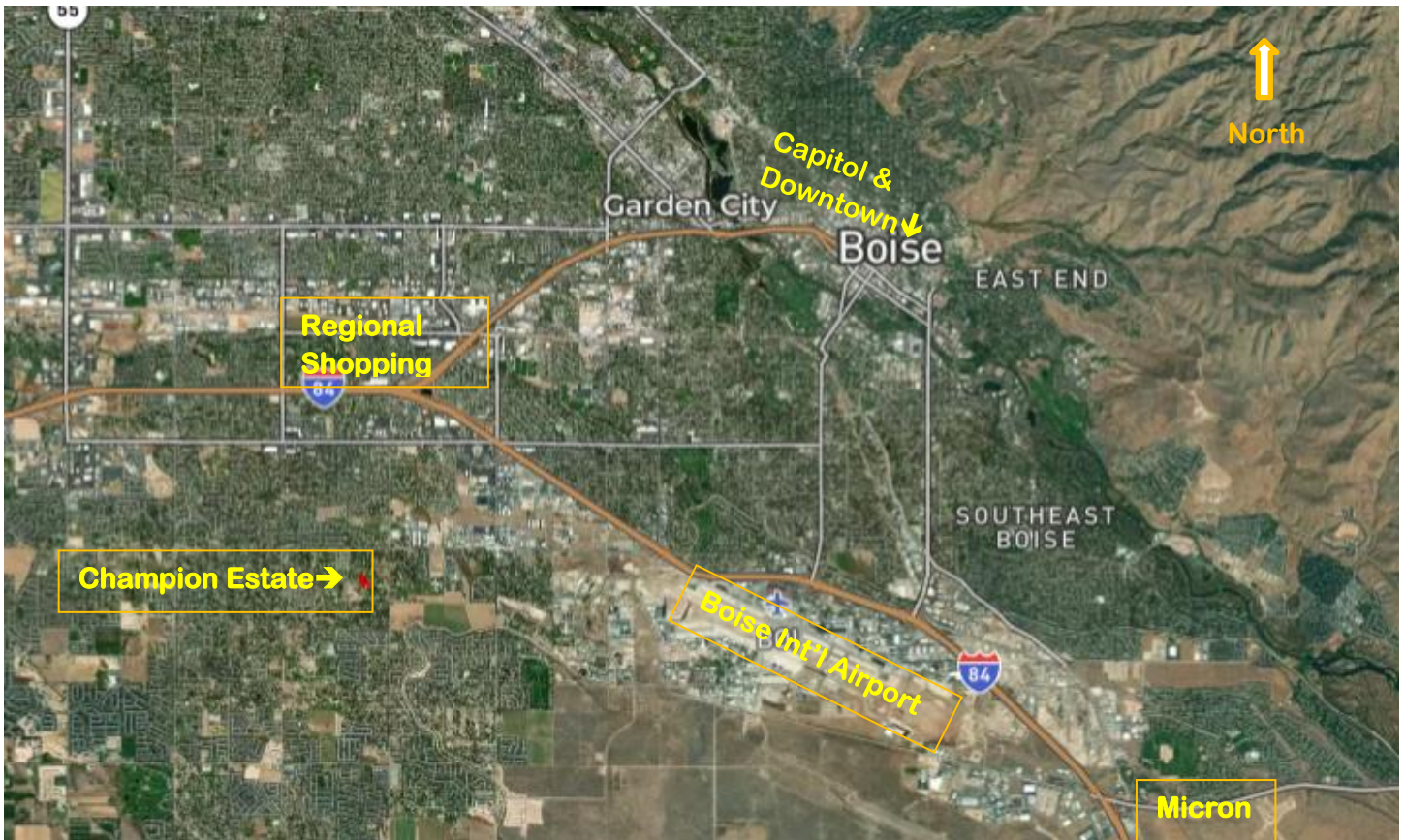
## WITHIN THE HOME

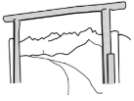
Recently remodeled with care and craftsmanship, this five-bedroom, three-bath Boise home combines elegant design with everyday comfort. The kitchen was completely redone with high-end appliances, five ovens, a central island, and a butler's pantry built for convenience. Both bathrooms were redesigned for beauty and accessibility, featuring deep soaking tubs, expanded counters, and generous natural light. Vaulted ceilings open the main living areas, while the master suite boasts a massive walk-in closet and serene ambiance. With four fireplaces, efficient forced air and gas systems, a lower-level den, and a covered patio overlooking nearly two acres, this property offers spacious, flexible living with warmth and sophistication throughout.





## AERIAL PHOTOS & MAPS

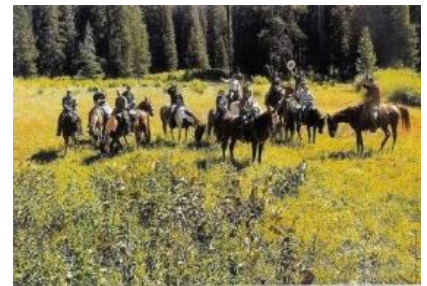


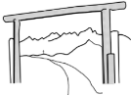


## RECREATIONAL ATTRIBUTES

There is such an abundance of things to do and year-round recreation to enjoy in these and neighboring counties, as depicted in the photo-collage that follows:

*Fall, winter, spring & summer fun for the whole family and friends...*





## BROKER'S COMMENT

The **CHAMPION ESTATE** is one of those properties that makes passersby say, "*Now that's one of a kind!*" A rare offering in Boise, it's a beautifully updated home on just under two acres — the perfect balance of comfort, style, and space. With a well-managed irrigated pasture that can serve equally well for horses, hobby livestock, or personal gardens, the property offers flexibility without the burden of large-acre maintenance. It captures the best of both worlds: the serenity of a country setting with open skies and quiet evenings, and the convenience of nearby city amenities. In a market where true acreage homes inside Boise are few and far between, this one stands out as a property designed for those who value both independence and connection.

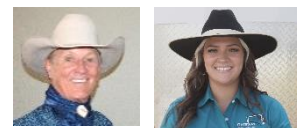
## PRICE

**\$1,275,000**

Contact Realtor:

**Lon Lundberg**, CLC, CLB, ABR, CLC ♦ cell 208-559-2120

**Holly Lundberg**, RANCH REALTOR ♦ cell 208-789-6784



[lon@gatewayra.com](mailto:lon@gatewayra.com)

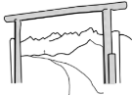
[holly@gatewayra.com](mailto:holly@gatewayra.com)

For info or to schedule a tour contact: Office: 208-549-5000

Listing Broker must be present on all showings. Please do not drive on property.

**GATEWAY**  
Realty Advisors





## Disclosures:

### Ada County Noxious Weed Control – Noxious Weeds –

Control and managing Idaho's 56 noxious weed species requires an understanding of the problem, and that begins with detection and identification of noxious weeds. More information can be obtained at:

<https://adacounty.id.gov/weedpestmosquito/weed-control/>

*Booklets are available with information about the 56 noxious weeds in Idaho, University of Idaho – Extension Office. The spread of noxious weeds in Idaho may signal the decline of entire ecological watersheds. They severely impact the beauty and create widespread economic losses. Noxious weeds are huge problems for our urban as well as rural areas, and for private, state, and federal lands. Ada County noxious weed species spare no segment of society – rancher, hunter, hiker's and fisherman alike – and when unmanaged they spread rapidly and unceasingly, and silently.*

### Earthquake activity:

Idaho is subject to earthquake activity, which is more than the overall U.S. average.

**Open Range:** As Idaho law defines it, "Open range" means all unenclosed lands outside of cities, villages and herd districts, upon which cattle by custom, license, lease, or permit, are grazed or permitted to roam."

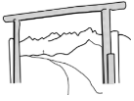
**Water Rights:** Idaho's water usage is subject to the state's water rights laws. A water right is the right to divert the public waters of the state of Idaho and put them to a beneficial use, in accordance with one's priority date. A priority date is the date the water right was established. In order to use water on land, one must gain a permitted "water right" for the intended use. See: <https://www.idwr.idaho.gov/WaterManagement/WaterRights/>

**Radon levels:** Idaho land is subject to radon presence, which is found in every county in some rocks and soils. [Radonidaho.org](http://Radonidaho.org)

**Residences allowed:** Idaho Counties each determine their own planning policies with regard to number of residences or Accessory Dwelling Units allowed on a parcel. Please check with each property's county authority.

**Notice:** Offering is subject to change, errors, omissions, withdrawal or prior sale without notice, and approval of any purchase offer by owner. Information is presented as believed to be reliable, but not guaranteed or warranted for any level of accuracy by either Broker or Owner. Information regarding water rights, carrying capacities, production & capabilities, potential profits, or any similar data is intended only as a general guideline as to what one (but not every) operator may produce and are provided by sources deemed reliable, but not guaranteed. Any prospective buyer should verify all information independently to their own satisfaction and seek own legal counsel & representation. **GATEWAY** ©2025

**Idaho Real Estate Agency:** **Lon & Holly Lundberg represent the Seller exclusively in this transaction.** The State of Idaho requires that each party to a real estate transaction be given the State's Agency Disclosure Brochure, describing the types of agency available (following):



# AGENCY DISCLOSURE BROCHURE

EFFECTIVE JULY 1, 2025

## THIS IS NOT A CONTRACT!

This document explains the duties a real estate brokerage & its licensees (a Brokerage) owe Idaho consumers, as outlined in the Idaho Real Estate Brokerage Representation Act (Idaho Code 54-2082 - 54-2097). **These duties are required by law!** A Brokerage **CANNOT** modify or eliminate any of them, even with your consent. It is recommended that you review this document **prior to discussing ANY personal information with a Brokerage.**

**THE TERM AGENCY** refers to the relationship between a Brokerage & consumers in a real estate transaction. The duties you're entitled to during the process depend on the type of relationship you have with a Brokerage. Understanding the relationships is essential in deciding whether you want to be a **CUSTOMER** or a **CLIENT**.

### CUSTOMERS

**ALL** consumers in a real estate transaction are owed the following **CUSTOMER** duties:

- Assist in transactions with honesty, good faith, skill, & care
- Disclose all known or reasonably knowable adverse material facts
- Properly account for property or money received

**IF** you sign a **Compensation Agreement**, you are **still** a Customer but a Brokerage **MUST**:

- Be available to timely present & receive written offers & counteroffers

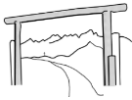
**AS A CUSTOMER**, a Brokerage is **NOT** required to keep your info confidential or promote/protect your interests. If you want those services, you **MUST** sign a Representation Agreement to become a **CLIENT**.

### CLIENTS

The duties owed to **CLIENTS** are more extensive. These duties are **ONLY** owed to consumers who have signed a Representation Agreement with a Brokerage.

- |   |  |
|---|--|
| - Perform the terms of the written agreement with reasonable skill & care | - Disclose all known or reasonably knowable adverse material facts |
| - Promote your best interests in good faith, honesty & fair dealing       | - Be available to present & receive written offers & counteroffers |
| - Keep sensitive info confidential even after representation ends         | - Assist in negotiating price & terms for the transaction          |
| - Properly account for property or money received                         |  |





**IF YOU SIGN** a Representation Agreement & become a **CLIENT**, you'll need to know what type of options are available. In Idaho, you may be represented under **SINGLE AGENCY** or **LIMITED DUAL AGENCY**.

## SINGLE

Under Single Agency, you are a Client & the Brokerage represents you, **AND ONLY YOU**, in your real estate transaction. The entire Brokerage is obligated to promote your best interests. The Brokerage is **NOT** allowed to represent the other party to the transaction.

If you are a **BUYER**, the Brokerage will seek a property for you to purchase with an acceptable price & other terms, and advise you to consult with appropriate professionals.

If you are a **SELLER**, the Brokerage will seek a buyer to purchase your property under acceptable terms, & seek proof of a buyer's financial ability to complete the transaction.

## LIMITED DUAL

Limited Dual Agency means a Brokerage represents **BOTH** the buyer & the seller in the same transaction. This may occur if you buy a property listed by the same Brokerage or if the Brokerage finds a buyer for your property. There are **TWO** types of Limited Dual Agency:

### WITHOUT ASSIGNED AGENTS

The Brokerage represents both Clients **EQUALLY**, without favoring either. The Brokerage **CANNOT** share confidential information & **MUST** protect both Clients' interests while fulfilling their agreements & duties with skill and care.

### WITH ASSIGNED AGENTS

The Designated Broker authorizes an agent to represent each Client. The agents **MUST** protect **their assigned Client's** best interests, & keep Client info confidential. The Designated Broker remains neutral & ensures both agents fulfill their Client duties.



Still have questions? Scan the QR code or visit the website below for consumer resources & common FAQs!

[idrealestatehelp.my.canva.site/](http://idrealestatehelp.my.canva.site/)



BROKERAGE: Gateway Realty Advisors

DESIGNATED BROKER: Lon Lundberg, Broker PHONE NUMBER: 208-549-5000

**ACKNOWLEDGMENT OF RECEIPT:** Your signature is **ONLY** an acknowledgement that a licensee gave you a copy of this document. This is **NOT** a contract; you are under **NO** obligation to anything by signing.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_