

TABLE ROCK ESTATES · BOISE, IDAHO

TROPHY RESIDENTIAL ESTATE.

A trophy residential estate for sale in Boise, Idaho — 3.579 walled acres in the East End foothills, offered in whole.

PROSPECTUS · TROPHY RESIDENTIAL ESTATE

PRIVATE & CONFIDENTIAL

THE CASE

SOME ADDRESSES ARE THE MARKET.

The East End is where Boise's estate tradition began — the Warm Springs corridor beneath Table Rock, the sandstone mesa that raised the Idaho Statehouse. Trophy residential estates of this scale inside the city do not trade; they pass.

Behind two gates and a full perimeter wall: an 8,959± SF luxury residence built entirely on one level — a format today's land prices and build costs no longer produce — with a separate 864 SF guest house, pool terrace, formal parterre garden, and open southern lawn.

Five minutes from downtown Boise. Twenty from BOI. Minutes from the city's eastern employment corridor. **Close to everything, visible to no one.**

OFFERED IN WHOLE, DIRECTLY FROM
OWNERSHIP — NO LISTING PROCESS,
NO AUDIENCE.



THE MARKET

AMERICA'S FASTEST-GROWING LUXURY MARKET. NOTHING LIKE THIS IN IT.

Boise leads the nation in high-end price growth — luxury home values up roughly 150 percent since 2017 — and the depth beneath that headline is real: million-dollar-plus sales across Ada and Canyon counties grew from 158 in 2019 to 1,204 in 2025, with Ada County alone up 30 percent year over year. Roughly one in five active Ada County listings is now priced above \$1 million.

The buyers arrive from Seattle, Los Angeles, and the Bay Area, and today's luxury market is selective: singular properties clear while commodity luxury sits. Nothing listed combines walled acreage, single-level scale, and this address — the 83712 corridor itself trades at roughly 102 percent of list in about sixteen days.

#1 U.S.

LUXURY PRICE GROWTH
SINCE 2017

158 → 1,204

\$1M+ SALES, 2019 → 2025

21%

ADA LISTINGS PRICED
\$1M+

0

COMPARABLE WALLED
ESTATES LISTED

THE ESTATE

ONE ADDRESS. EVERY AMENITY. NO STAIRS.

3.579± WALLED & GATED ACRES	8,959± SF SINGLE-LEVEL MAIN RESIDENCE	864 SF GUEST HOUSE	R-1B · 4.8/AC ZONING & ALLOWED DENSITY	East End BOISE'S ORIGINAL ESTATE QUARTER
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THE SKYLIT GREAT ROOM



FORMAL DINING



THE POOL TERRACE



THE FORMAL GARDEN

Single-level throughout, with two primary suites, five bedrooms, a recreation wing, and a six-car garage. The guest house serves staff, security, or family. R-1B zoning carries capacity for additional cottages or residences — optionality a trophy buyer holds, never an obligation.

OWNERSHIP

OWN IT WHOLE. KEEP EVERY OPTION.

This trophy residential estate is offered as a complete, private world — and the land beneath it preserves choices most luxury properties surrendered long ago.

THE RESIDENCE

8,959± SF on a single level: skylit great room, formal dining, two kitchens, five bedrooms including two primary suites, and a recreation room under the coffered glass ceiling.

EXPANSION, BY RIGHT

A guest cottage of up to 900 SF is permitted by right as an accessory dwelling; the existing 864 SF guest house sits under that cap today.

THE GROUNDS

Pool with pergola pavilions, formal parterre garden, sweeping lawns under mature pines, and a gated motor court — the whole perimeter walled and screened.

EXPANSION, BY DESIGN

R-1B zoning allows up to 4.8 homes per acre — family compound, future cottages, or land value held in reserve, created by subdivision only if and when an owner chooses.

Entitlement basis: Boise City Code Title 11, in effect as of April 2026 (through Ord. 11-26). R-1B, Table 11-02.5: 9,000 SF minimum lot, 50 ft average width, 20 ft minimum frontage, 4.8 units/acre, 35 ft height — a base capacity of approximately 17 dwelling units on 3.579± acres. Code-derived maximum; realized yield is design-dependent. Hillside/WUI overlay status and access design to be confirmed; buyer to verify.

WHAT A TROPHY ESTATE GIVES BACK.

Beyond square footage, this is what ownership of a walled Boise foothills estate actually delivers — the goals a trophy acquisition exists to serve.

ABSOLUTE PRIVACY & SECURITY

Two gated entries, a full perimeter wall, and screening from every approach: a controlled environment for family, guests, and staff that no gated-community lot replicates.

PROVENANCE THAT COMPOUNDS

Boise's original estate quarter beneath the Table Rock landmark: an address whose story predates the Statehouse it helped build, in a city now leading national luxury growth.

A RESIDENCE FOR EVERY DECADE

Single-level living at 8,959 SF means the estate never asks its owner to leave — the rarest attribute in the luxury market, and the one that holds value longest.

SCARCITY AS VALUE PROTECTION

Walled East End acreage cannot be recreated at any price; while commodity luxury competes on finish, singular assets compete with nothing.

THE OFFERING

AVAILABLE FOR ACQUISITION.

This trophy residential estate is offered for purchase in whole — quietly, directly from ownership, without a listing process or an audience. Floor plans, survey, and full diligence materials are released under NDA.

REQUEST THE OFFERING

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ARRANGE A PRIVATE
WALKTHROUGH

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THE ESTATE ONLINE

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