



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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**315 HILLDROP STREET**  
**CALDWELL | CANYON COUNTY, ID**  
**\$579,870**



OFFICE (208) 505-9998 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 315 HILLDROP STREET

## PROPERTY PROFILE

### LOCATION:

- 315 Hilldrop Street  
Caldwell, Idaho 83605
- Canyon County
- 2.2± Miles S of Indian Creek Plaza
- 5.5± Miles W of Interstate 84
- 7± Miles N of the Sunny Slope Wine Trail
- 28± Miles NW of the Boise Airport
- 29± Miles NW of Boise Downtown
- 47± Miles SW of Bogus Basin Ski Resort

### PROPERTY USE:

- Residential

### PROPERTY INFORMATION:

- 4 Bedrooms/2.5 Baths
- Gourmet Kitchen
- Bonus Room
- Beautifully Landscaped
- Fully Fenced Yard

### COORDINATES:

- 43.63926, -116.70185

### TAX INFORMATION:

- \$2,185.18 in 2024



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**OSCAR EVANS, ALC**

DESIGNATED BROKER

C: 208-258-0715

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[oscar@smalltownproperties.com](mailto:oscar@smalltownproperties.com)

5700 E Franklin Rd, Ste 120 - Nampa, ID 83687

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Information is believed to be accurate but not guaranteed.

# WELCOME TO 315 HILL DROP STREET

WELCOME TO CUSTOM ELEGANCE IN THE HEART OF CALDWELL, IDAHO! 315 HILLDROP STREET EXUDES QUALITY AND COMFORTABLE LIVING. This beautiful Canyon County masterpiece offers four bedrooms, two full baths, and one half bath. The formal dining room features custom molding and greets you as you enter the home, while the great room invites you to relax and enjoy the moment. The gourmet kitchen boasts exquisite granite counters, a large center island, a Jenn-Air range, and Bosch appliances. The double-sided fireplace keeps both living areas warm and cozy. The primary suite enjoys granite counters, dual vanities, a corner jetted tub, a walk-in shower, and a closet. The covered patio has entrances from the primary bedroom and living areas. Enjoy the bonus room, which provides additional living space for privacy, fitness, recreation, or even additional sleeping. Custom shutters and hardwood floors round out the premier custom quality throughout. A beautifully landscaped and fully fenced yard highlights the beautiful exterior.

To schedule a personal tour, call Oscar Evans today!

CLICK HERE OR  
SCAN THE CODE  
TO TAKE A  
VIRTUAL TOUR



 Virtual Tour



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# ABOUT CANYON COUNTY

**CLIMATE:** Canyon County enjoys a climate with all four seasons, including snowy winters, and a semi-arid environment with lots of sunshine. The Treasure Valley area, where Canyon County is located, has a relatively mild climate, with winters often having milder temperatures than other areas at similar latitudes. The surrounding mountains receive more snowfall due to higher elevation and orographic wind effects. Much of the winter precipitation occurs overnight.

**RECREATION:** Canyon County is the heart of Idaho's Wine Country and Sunnyslope Wine Trail. Outdoor recreation abounds in the Caldwell area. The Boise River meanders through the north portion of the county, Indian Creek winds through downtown Caldwell, Lake Lowell is in the middle of the county, and the Snake River forms the southern boundary.

Canyon County enjoys a mix of some of the richest and most diverse productive irrigated farmland in the nation, which provides a myriad of crops along with wide-open views. You're seldom more than 20 minutes from the dining, social, recreation, and nighttime activities of the cities and small towns. Nampa is home to the Ford Idaho Center and the famous Snake River Stampede, while Caldwell hosts the Canyon County Fair and Caldwell Night Rodeo. You can enjoy 6 golf courses, dozens of indoor and outdoor pickleball, tennis and basketball courts, and sports complexes, as well as the College of Idaho and Northwest Nazarene University.



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# ABOUT CALDWELL

Caldwell is the home of two magnificent golf courses, along with green belts and walking paths for your recreational needs. There are many parks providing opportunities for swimming, softball, soccer, volleyball, and playground equipment for the children.

The Idaho wine industry is an ever-growing attraction that simply cannot be missed! Be sure to check out all of the available wineries along the Sunnyslope Wine Trail and begin your adventure in the Snake River Appellation today!

Caldwell is the county seat for Canyon County. The county courthouse is the hub of county government. The Canyon County Fair, the Caldwell Night Rodeo (a national top 5 ranked event), and the Buckaroo Breakfast are just a few of the places and events celebrated by the City of Caldwell.

Caldwell is home to the College of Idaho, the nation's #1 small liberal arts college. Agriculture continues to be a huge strength in and around Caldwell, but diversity of the business community is part of our growth. Proudly, Caldwell is also the foundation community of the J.R. Simplot Company. Today, the Simplot Company continues to be one of the world's largest processors and producers of frozen food products.



**LINK TO CALDWELL VISITORS INFO**



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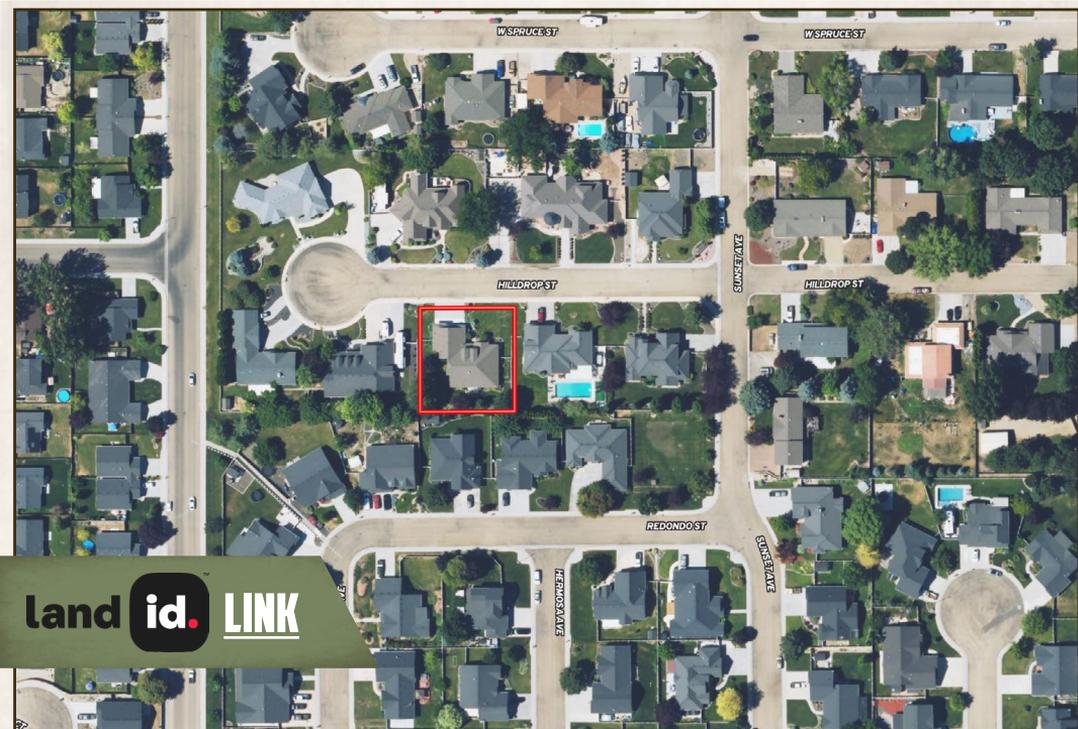
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land id. LINK



Directions From Interstate 84: Go south on 10th Ave. Travel west on Linden. Drive south on Kimball Ave. Travel west on Hilldrop Street.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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