

## CLIENT HANDOUT



**Type:** Single Family-Detached  
**Area:** Chubbuck & North  
**Asking Price:** \$419,500  
**Address:** 172 Ballard Rd  
**City:** Pocatello

**MLS #:** 572558  
**Status:** ACTIVE  
**County:** Bannock  
**State:** ID **Zip:** 83202-0000

**Bedrooms:** 6 **Full Baths:** 2 **Half Baths:** 1  
**# Garage Stalls:** 2 **Primary Heat Source:** Electric  
**Garage Type:** Attached **Primary Heat Type:** Zonal  
**A/C Type:** None **Style:** 4 Level +  
**Steven R Gallafent - 208-220-2002**  
**ReMax Country Real Estate**  
**DOM:** 6

**Sign:** Yes **Agent Owned:** No **Key Box:** Yes **Key Location:** Lockbox  
**List Date:** 1/31/2023 **Expire Date:** 7/31/2023 **Dup. Entry:** No

## General



	Sq Ft.	BR	F Bath	1/2 Bath	FR	LR	KIT	FDR	LD	#Fireplace(s)	Fireplace Type
<b>Upper Level:</b>	670	3	1	1							
<b>Main Level:</b>	549	0	0	0		1	1			1	Propane
<b>Lower Level:</b>	670	3	1	0					1		
<b>Bsmnt Level:</b>	549				1					1	Propane
<b>Totals:</b>	2,438	6	2	1	1	1	1		1	2	
<b>Above Grade Sqft:</b> 1,889 <b>Fixer Upper:</b> No <b>Year Built:</b> 1972 <b>Below Grade Sqft:</b> 549 <b>% Bsmnt Finished:</b> 70 <b>Builder:</b> <b>Taxes:</b> exempt <b>Tax Year:</b> exem <b>Home Owner Exmptn:</b> Yes <b>Average Electric:</b> <b>Avg. Non-Elect. Heat:</b> <b>Avg WSG:</b> <b>Elementary School:</b> Tyhee <b>Middle School:</b> Hawthorne <b>High School:</b> Highland <b>Approx. Acres:</b> 1.000 <b>Lot Dimensions:</b> 150 x 290. <b>Parcel #:</b> <b>Legal Description:</b> attached <b>Subdivision:</b> Other <b>Directions:</b> north on Yellowstone or Hiline to Ballard Road. Located between Yellowstone and Ballard. <b>Property Exclusions:</b>											
<b>Features</b> SHOWING INSTRUCTIONS <b>Appointment Needed, 24 Hour Notice</b> OTHER ROOMS <b>Master Bath</b> DRIVEWAY <b>Concrete, Gravel</b> ZONING-CITY <b>Other</b> INT FEATURES <b>Breaker Electric Circuits</b> DOMESTIC WATER <b>City/Public Water</b> ZONING-COUNTY <b>Special Lands</b> EXT FEATURES <b>RV Parking, Shed,</b> SEWER TYPE <b>Private Septic</b> CONSTRUCTION <b>Frame</b> <b>Outbuilding(s)</b> IRRIGATION <b>Sprinkler, Water</b> CONSTRUCTION STATUS <b>Existing</b> <b>Lower Level</b> <b>Rights</b> FOUNDATION <b>Concrete</b> <b>Range/Oven, Refrigerator,</b> <b>Flat</b> BASEMENT/SUBSTRUCTURE <b>Basement Partly</b> <b>Dishwasher, Microwave, Water</b> <b>Idaho Power</b> <b>Finished</b> <b>Heater-Electric</b> <b>Cash, Conventional,</b> <b>Architectural</b> <b>Open Deck</b> <b>FHA, VA</b> <b>Vinyl</b> <b>Sprinkler System-Full</b> <b>Yes</b> <b>Fence</b> <b>Full</b> <b>\$172.07</b>											
<b>Remarks</b> Home on acreage! Mature trees, pressurized irrigation, fenced property. Updated kitchen with soft close drawers and cabinets, quartz counter tops with full tile backsplash. Master bath with large walk-in shower, 2 propane fireplaces, exceptionally large 2 car garage. New Roof. City water and a well. Country living, Yahoo!											
<b>How Sold:</b> <b>Sold Price:</b> <b>Sold Comments/Concessions:</b> <b>Closing Date:</b> <b>SA:</b> <b>SO:</b>											