

2101 S Hervey Street

New Home + ADU & Garage on the Boise Bench!

3 bedrooms | 3.5 bathrooms | 1,682 SF | PLUS Detached 356 SF Studio

This brand-new home on the charming Boise Bench comes with a major bonus: a fully self-contained studio apartment above the garage, complete with a fully-equipped kitchen, bathroom, and hookups for a washer/dryer combo unit. Enjoy guests, and office or simply live in the main home while renting the apartment to help offset your mortgage or vice versa—the flexibility is built in. See our short-term rental analysis for AirBnB income projections.

Inside, thoughtful upgrades including LVP flooring, quartz countertops, and a cozy electric fireplace give the home a polished, modern feel. Whether you're looking for a primary residence or an investment opportunity, this property offers exceptional versatility with the potential to generate income through either long-term or short-term rental use.

Why This Property Stands Out

- LOCATION! Near Micron, BSU, BOI, downtown and I-84! Incredible bikability!
- Two dwellings, with private entrances for the price of one + climate-controlled garage.
- Brand new construction – you'll be the first owner of this turnkey move-in ready home
- Quality finishes throughout – Soft close birch cabinets, quartz counters, LVP flooring
- Main-level-primary suite with dual vanity, walk-in shower and private patio access
- Additional upstairs ensuite
- No HOA

Property Features

- 2,040 Total SF: 1,682 SF main home + 357 SF ADU above the garage (Studio / 1 bath, private kitchen). Apartment also boasts quality finishes and walk-in shower.
- Two ensuites with private bathrooms, walk-in closets, and walk-in showers
- Quartz counters, gas range, dishwasher, and breakfast bar
- Electric fireplace
- EV charging station in conditioned garage (off-alley)
- Private, covered back patio
- Quality window treatments and fridge included in main house
- Efficient, on-demand tankless hot-water heater...X 2 (one for each dwelling!)

Location

- Highly sought Boise Bench location! Easy access to Micron, BOI, downtown & BSU, etc.
- Centrally-located with strong long-term and short-term rental demand.

Take the 3D tour at <http://bit.ly/2101hervey> (case sensitive) and make this home yours!

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A Bicycle-lover's Bestie!

Location	Neighborhood / Area	 Drive Time	 Bike Time
Jacksons (Vista Ave & Cherry Ln)	Vista Corridor	1–2 mins	2–3 mins
Albertsons (Vista Ave)	Vista Corridor	2–3 mins	4–5 mins
Willowcreek Grill & Raw Sushi (Vista Ave)	Vista Corridor	3 mins	3 mins
Owyhee Park	Southwest Bench	2–3 mins	3–4 mins
Whitney Pool	Central Bench	2–4 mins	4–5 mins
Domino's Pizza (Vista Ave)	Vista Corridor	3–5 mins	6–8 mins
Red Bench Pizza	Central Bench	4–5 mins	8–10 mins
Push & Pour Coffee (Latah St)	Central Bench	4–5 mins	8–10 mins
Andrade's Mexican Restaurant	Overland Corridor	4–6 mins	8–10 mins
Boise Airport (BOI)	South Boise	5–7 mins	15–18 mins
Boise State Campus	University District	5–8 mins	10–12 mins
The Stil Ice Cream (Latah St)	Central Bench	5–7 mins	8–10 mins
Wyld Child (Latah St)	Central Bench	5–7 mins	10–12 mins
Gaston's Bakery	Overland/West Bench	6–8 mins	15–18 mins
Julia Davis Park & Zoo Boise	Downtown / River	6–9 mins	12–15 mins
Boise Greenbelt (River access)	River Corridor	6–9 mins	12–15 mins
Costco Wholesale (Cole Rd)	West Boise / Bench	7–10 mins	22–26 mins
Idaho State Capitol	Downtown Core	7–10 mins	14–17 mins
Amanda's European Cafe	Downtown Core	7–10 mins	14–17 mins
Micron Technology Main Site	Southeast Boise	12–16 mins	45–50 mins

The Ultimate Bench Bike Loop

- **Stop 1: Fuel Up at Push & Pour**
 - **Ride time:** 8–10 mins from home.
 - **The Vibe:** Grab a quick cold brew or espresso to jumpstart the loop.
- **Stop 2: Lunch at Wyld Child or Red Bench Pizza**
 - **Ride time:** 0 mins (Wyld Child is right next door) or 2 mins to Red Bench.
 - **The Vibe:** Score a pristine smash burger on the patio or a quick slice of wood-fired pie.
- **Stop 3: Sweet Treat at The Stil**
 - **Ride time:** 0 mins (same plaza).
 - **The Vibe:** Cool down with a scoop of locally made ice cream before heading out.
- **Stop 4: Roll Down to Owyhee Park**
 - **Ride time:** 5 mins from Latah St.
 - **The Vibe:** Shake off the food coma with a relaxing cruise through the grass and shade trees.
- **Stop 5: Dinner at Willowcreek Grill & Raw Sushi**
 - **Ride time:** 6 mins from the park.
 - **The Vibe:** Head over to Vista Avenue to wrap up the day with some specialty rolls or a grilled entree.
- **Heading Home:** A flat 3-minute pedal straight back to Hervey St.