MILLSTONE FARM

EAGLE • IDAHO

SCHELL brothers

Site Plan

AVAILABLE SOLD MODEL HOMES

The site plan is for illustrative purposes only and is subject to change without notice. Please contact the County Planning and Zoning Office for the most current information. Homesite premiums may apply.

GET TO KNOW MILLSTONE FARM

WHY MILLSTONE FARM?
Millstone Farm in Eagle, Idaho, is where outdoor living and community connections unite beautifully. Thoughtfully designed with over 23 acres of green space, this neighborhood features lush landscaping, scenic walking paths, and amenities.

HOW MANY HOMES ARE IN THE COMMUNITY?
Once completed, Millstone Farm will have 310 homes.

WHAT ARE THE AMENITIES?
There's something for everyone, from a resort-style pool and pool house to pickleball courts, a sand volleyball court, a basketball court, and a large playground for the kids. Your four-legged friends will love the dedicated dog park, and our shaded pavilions with picnic tables make it easy to gather with neighbors. Conveniently located near highway 16, Millstone Farm offers easy access to everything you need—while feeling like a peaceful retreat you'll love coming home to.

WHAT FLOOR PLANS ARE OFFERED AT MILLSTONE?
Millstone Farm offers a variety of single-family floor plans ranging from 1,866 to 5,082 heated square feet. Our floor plans have 3-8 bedrooms and 2-5 bathrooms, and ample storage space. Each home offers something different; whether you're looking for a single-story home, a flex space, a second primary suite, basements, or a place to entertain friends and family, we have the right home to fit your needs.

WHAT'S INCLUDED IN THE HOA BENEFITS AND WHAT ARE THE FEES?
Millstone Farm's HOA dues are $200 a month, and they cover the community landscape, irrigation, and snow removal on main roads.

WHO ARE THE UTILITY COMPANIES?
Natural Gas - Intermountain Gas
Electric - Idaho Power
Water - Veolia Water
Sewer - City of Eagle

WHAT SCHOOL DISTRICT IS MILLSTONE FARM LOCATED IN?
Millstone Farm is in the West Ada School District, which includes Eagle Hills Elementary School, Star Middle School, and Eagle High School. Contact the West Ada School District for the most up-to-date school zoning information.

Uncover
THE POSSIBILITIES

The Monterey

Beds: 3 - 6 | Baths: 2.5 - 4 |
Heated Sqft: 1,866 - 5,560 | Total Sqft: 2,315 - 6,584

THREE CAR GARAGE INCLUDED AND OPTIONAL RV/BOAT GARAGE

*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.

FIRST FLOOR
Included Elevation A

Uncover
THE POSSIBILITIES

The Chatham

Beds: 3 - 5 | Baths: 2.5 - 2.5 |
Heated Sqft: 2,583 - 4,868 | Total Sqft: 3,511 - 6,080

THREE CAR GARAGE INCLUDED AND OPTIONAL RV/BOAT GARAGE

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FIRST FLOOR
Included Elevation A

SECOND FLOOR
Included Elevation A

Explore
EVERY DETAIL

Optional Farmhouse Elevation

The Jameson

Beds: 3 - 8 | Baths: 2.5 - 6.5 |
Heated Sqft: 2,705 - 6,269 | Total Sqft: 4,123 - 7,765

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FIRST FLOOR
Included Elevation A

SECOND FLOOR
Included Elevation A

Uncover
THE POSSIBILITIES

Optional Farmhouse Elevation with Optional Three Car Garage

The Southport

Beds: 4 - 6 | Baths: 2.5 - 5 |
Heated Sqft: 2,720 - 5,210 | Total Sqft: 3,554 - 6,550

THREE CAR GARAGE INCLUDED
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FIRST FLOOR
Included Elevation A

SECOND FLOOR
Included Elevation A

Explore
EVERY DETAIL

The Astoria

Beds: 4 - 6 | Baths: 4.5 - 7

Heated Sqft: 3,413 - 5,674 | Total Sqft: 4,250 - 7,136

THREE CAR GARAGE INCLUDED AND OPTIONAL RV/BOAT GARAGE

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FIRST FLOOR
Elevation A

SECOND FLOOR
Elevation A

PERSONALIZED **FLOOR PLANS**

Our floor plans break the mold by enhancing the areas that are most important, increasing functionality and eliminating wasted space. From the outdoor living space to the interior finishes, you'll love that every detail is planned with livability in mind.

Our floor plans are born from years of research and customer feedback. As a result, we have a diverse collection of functional floor plans accentuated by extensive personalization and aesthetic appeal. Our unique floor plans are constantly evolving and include everything today's home buyer wants and needs.

ABODE

WANT MORE INFORMATION?

For more information visit schellbrothers.com or contact our Sales Team!

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> Not only is Schell Brothers a first-rate home construction company but it is also a great place to work as is evident by everyone we interacted with. And it's a business who is committed to our community.
>
> – Douglas & Jenny Kleintop

Explore
EVERY DETAIL

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