



LYSI BISHOP
REAL ESTATE



LYSI BISHOP REAL ESTATE
LUXURY EXPERIENCE

THE LYSI BISHOP REAL ESTATE ADVANTAGE



SPECIALIZATION

We are an internationally-ranked real estate company in the Treasure Valley offering clients the benefits of a highly-specialized and experienced team.

Our team members are professionals in their fields, and the full-service team approach sets us apart from other real estate agents. This model offers an exceptional advantage to clients, because they get a knowledgeable specialist from the first phone call, to the closing table, and even after the sale. Specialization allows us to give clients 100% of our attention.



CLIENT SERVICE

At Lysi Bishop Real Estate, our reputation is built on a passion for impeccable client service. We believe in putting the client first, and it gives us tremendous satisfaction to provide assistance that exceeds all expectations, even our own.

We set a new standard to the art of real estate with our well-orchestrated ensemble united to provide the best in quality. We resonate professionalism, proficiency, and a genuine desire to accommodate our clients' needs.



EXPERIENCE

The Lysi Bishop Real Estate team has a combined experience of 120 years. Many of our agents have 15 to 30 years of experience in Boise's real estate market, giving our clients a competitive edge.

Our experience and perseverance have stood the test of time; the Lysi Bishop Real Estate Team continues to grow and is known as the most trusted name in Boise real estate. Our agents and support staff offer a wealth of information and knowledge that works to benefit our seller and buyer clients.

MAGAZINE-QUALITY PRINT MATERIALS

Architectural magazine-quality double-sided brochures and flyers printed on premium heavy weight paper.



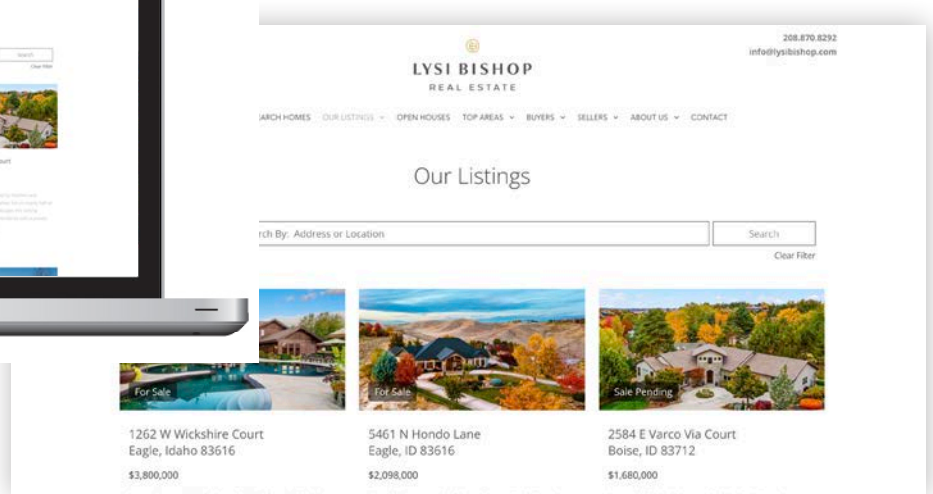
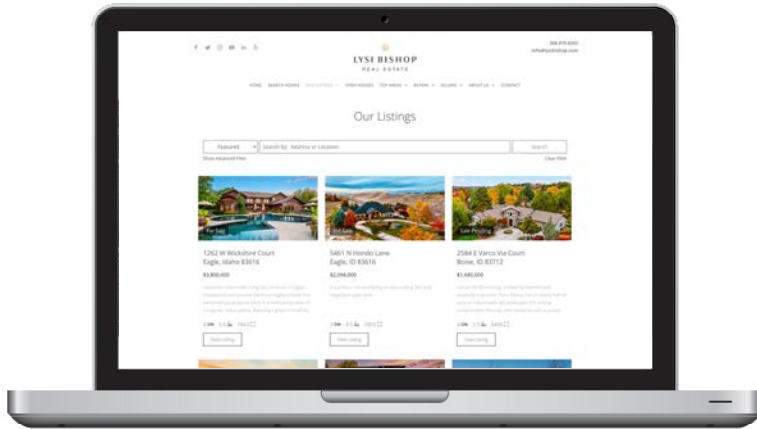
PROFESSIONAL PHOTOGRAPHY & HOME PREPARATION



WEBSITE & VIRTUAL TOURS

Lysibishop.com brings the entire IMLS database to the fingertips of buyers in an elegant and user-friendly way. Your listing will appear just as beautifully online as it does in print and in person.

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Fun fact: our website receives **11,000 visitors** each month

Our virtual tours are targeted for successful reach to thousands of visitors. The link is embedded into the IMLS listing and the Lysi Bishop Real Estate website for easy access. We subscribe luxury listings to include international buyers seeking investments or relocation to Boise. >

AN EXCEPTIONAL NORTH END ESTATE

Home | Search | 202 Street View | Photos | Location | Contact

Lysi Bishop Real Estate at Keller Williams Realty Group
208-870-8292

1912 N 18th Street
Boise, ID 83702

\$1,498,000

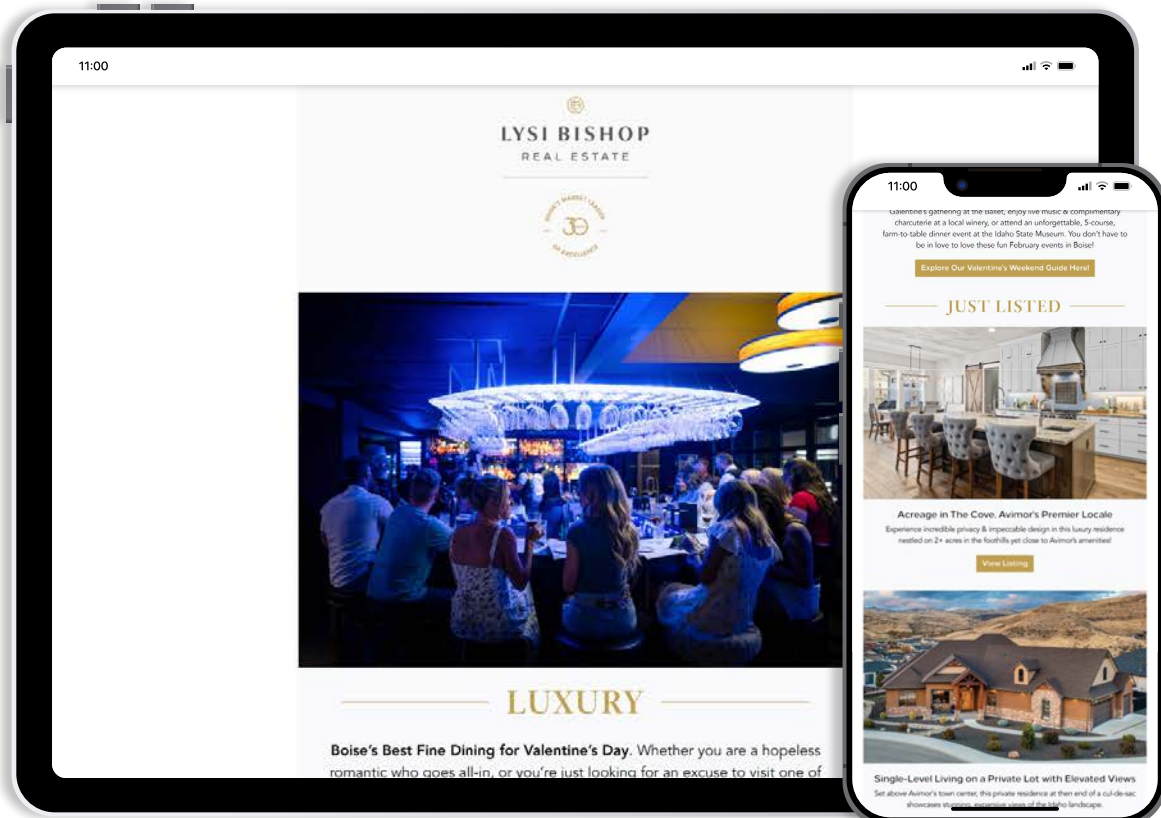
4 BEDROOM	4.5 BATHROOM	3,525 SQUARE FEET	2 CAR GARAGE
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An exceptional North End estate. Set on nearly 4 city lots, the home is graciously set back from the street, and framed by mature trees & lush landscape. The characteristic Cape Cod design was remodeled & re-designed to create a grand, yet thoughtfully understated luxury home, appropriate for the prime location. Stunning walnut floors were primed to expose hand-hewn finish, and hand laid throughout the main and upper levels. Custom cabinets crown molding, large multi-paned windows, and industrial style fixtures add to the character & style design. The main level is designed with spacious public spaces for entertaining. Formal areas give way to an open concept, where a gourmet chef's kitchen leaves a lasting impression. Professional style kitchen appliances are complemented by beautiful custom cabinets and quality finishes. A luxurious quality center island with butcher block is ideal for entertaining & cooking. The upper level is dedicated to the private sleeping quarters, including three spacious bedrooms, each with walk-in closets and en-suite bathrooms. The lower master suite has a dining reading nook & fabulous bathroom. Suitable for games large and small, the east facing backyard is a magical outdoor sanctuary with spectacular gardens, sprawling lawn, playful treehouse, expansive patio with pergola & brick fireplace, and a built-in grill. As a former Trolley Street, 18th Street is a favorite, due to the wider street width and set-back homes.

PROPERTY DETAILS Price: \$1,498,000 Property Style: 3 Story Baths: 4.5 Garage: 2 Area of Town: 0100 - North Boise	Property Type: Residential Beds: 4 Square Feet: 3,525 Year Built: 1950 Lot Size: 0.290 Acres	AMENITIES ✓ Back Patio with Brick Fireplace ✓ Basement - Finished ✓ Cape Cod Style Architecture ✓ Central Air ✓ Custom Furniture-Style Island ✓ Back Patio with Built-In Grill ✓ Bonus Room ✓ Corner Kitchen in Kitchen ✓ Central Vacuum System ✓ Dog Run
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EMAIL NEWSLETTER

Our digital newsletter is sent to thousands of subscribers promoting our listings, market updates, blog content, and local events. Our emails perform exceptionally well, with an **average 42% open rate** (the average open rate is 34.5% across all industries) and an **average 4.3% click rate** (the average click rate is 2% across all industries).



Fun fact: **20.9%** of our website traffic comes from email marketing