

# Relocation Guide



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## Welcome to Exploring the Treasure Valley

It's really great to "meet" you!

I am a well-travelled Brit, and having lived in Santa Barbara CA for 25 years, I relocated to Boise in 2016. As such, I do a great job of introducing people to the Treasure valley and assisting with your relocation needs and questions. My clients are a good mix of Buyers, Sellers and Investors. I cover bare land, work with builders when my clients would like custom new construction, and of course I cover the daily buying and selling of existing residential real estate.

I have been fortunate to have been recognized repeatedly as a member of the Idaho Circle of Excellence which recognizes the top 20% of Idaho Realtors in sales volume. So, rest assured, if we get to work together, you will be in capable hands!

As you may already be aware, the Treasury Valley offers everything from new construction to old homes built in there early 1900's. Prices range from the low \$300,000 to \$5,000,000+ Lake front, river front, pine tree wilderness, vineyard's, ranches, farms, we have it all (except the ocean). We have a vibrate, booming economy and thus this is a great place to live/work/invest!

I look forward to working with you! Susan





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“Which part of our beautiful area is right for you?”



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# We Love It Here.

Boise and the surrounding Treasure Valley are booming — and with good reason! This is the perfect place to work, play, retire, or raise a family.

The question is: Which part of our beautiful area is right for you?

That's where we shine. We're local experts who live and work in these growing cities and

understand what makes them special. Our Boise-based team of professional Realtors™ prides itself on our spirit of service and our integrity. You'll benefit from our unique approach from the moment you call us to the final signature at closing. We're here to understand your needs, be your guide, and exceed your expectations.

We would be honored to work with you. Please enjoy this guide and let us know how we can be of assistance.





**Top 10 Place to Buy a Home In 2019**

Business Insider, January 2019

**Top 10 Booming College Towns**

Cardrates, November 2018

**#4 Best Place to Raise Kids**

Zumper, September 2018

**#2 Best in the U.S. 'Destinations You Need to See in 2018'**

Lonely Planet, March 2018

**#1 Fastest-Growing City in America**

Forbes, March 2018

**Best-Kept Secret in the Pacific Northwest**

USA Today, August 2018

**#4 Coolest Downtown in America**

Thrillist, February 2018

**Top 10 Best Cities for Veterans**

Wallethub, November 2017

**#1 Top Performing Economy**

Bloomberg, August 2017

**Pacific Northwest's Greatest Wines Secret-Idaho**

USA Today, September 2018

**U.S. Cities with Highest Economic Confidence**

Yahoo Finance, November 2018

**So Will You.**

# Choose Your Adventure! Summer Is Perfect for Outdoor Recreation

There's a reason the Treasure Valley is one of the fastest-growing regions in the United States: No matter which town you choose, a bevy of outdoor activities are just minutes away! Whether you're an ultra-athlete, a weekend warrior, or a nature lover, there's something for you here.

## Big Fun at Bogus

Bogus Basin is an absolute institution in the Treasure Valley. Since 1942, it has hosted generations of kids just learning to ski and adults who appreciate its affordability and proximity to Boise — it's just a 30-minute drive! But winter isn't the only chance to appreciate the views from the top of the Boise Ridge. You can escape the valley's heat for adventures in the mountains.

Bogus boasts 23 mountain biking trails ranging from teeth-gritting downhill routes to leisurely cruises. And you don't even need to set your quads aflame climbing to the top of your trail! Just hop on the chairlift. Bogus offers mountain bike rentals if you're just getting started or you don't feel like hauling your bike.

If you'd like to explore at a slower pace, take a scenic chairlift ride to access the area's hiking opportunities. There are plenty of activities available for the whole family, too, including a 32-foot climbing wall, a trampoline bungee, summer tubing, full-service food and beverage offerings, and disc golf. Kids will love the Shafer Butte Mining Company, an old-fashioned sluice where they can pan for gold and fossils while learning about the area's rich mining history.

For something truly unique, hop on the Glade Runner, Idaho's only mountain coaster. For a nail-biting 4,330 feet, this two-person coaster cart darts through the trees. Let off the break for a thrillingly fast ride

**More Info** [BogusBasin.org](http://BogusBasin.org)



Bogus Basin



Lucky Peak



Bogus Basin

## Families Love Lucky Peak

This area just outside of Boise's residential area contains three day-use units: Spring Shores, where you can access Lucky Peak Lake and take advantage of the marina; Discovery Park, just off Highway 21, which has plenty of green space and picnic areas; and the ever-popular Sandy Point with its beach and fishtail fountain.

If you really want to make an adventure of it, access Lucky Peak by taking the Greenbelt to its terminus at Sandy Point. The Boise River runs through Lucky Peak Dam and flows alongside the Greenbelt, seemingly almost flush with the pathway. That stretch of the river, as well as Lucky Peak Lake, are favorites of kayakers, canoers, and stand-up paddleboarders. You can rent boats and other equipment from the Paddleboard Idaho and Redline Recreation Toys stands at Sandy Point and Spring Shores, respectively.

**More Info** [ParksandRecreation.Idaho.Gov/Parks/Lucky-Peak](http://ParksandRecreation.Idaho.Gov/Parks/Lucky-Peak)





“Outdoor Activities are just minutes away!”

### **Ride (or Walk, or Run) Ridge to Rivers**

The Ridge to Rivers trail system opens more than 190 miles of Foothills trails across public and private land to hikers, bikers, runners, horseback riders, and even motorcycles and ATVs. It’s one of the most heavily used and appreciated parts of the Treasure Valley — in fact, Boiseans have passed multiple levies to fund preservation of the Foothills and expand the trail system.

Families will love the easy loops located behind the North End’s Camels Back Park. Take the kids to the Jim Hall Foothills Learning Center to explore the history, vegetation, and wildlife of the area. Bikers of all stripes flock to the bike-only trails accessible off North Horseshoe Bend Road, some of which wind through the Idaho Velodrome and Cycling Park. Hikers and runners love the challenge of Hull’s Gulch trails.

Summer is the ideal time to hit the Ridge to Rivers system. In the spring, fall, and winter, rain and snow can make the trails muddy — and as any Treasure Valley resident will tell you, the key to keeping the Ridge to Rivers system pristine is to avoid tearing up popular pathways when they’re wet.

**More Info** [RidgetoRivers.org](http://RidgetoRivers.org)

### **Surf in the Middle of the City**

The Boise Whitewater Park is one of the newest additions to the city’s outdoor recreation scene, but it has quickly become one of the most popular! The main attraction is a man-made wave in the river that can be adjusted based on water flow, so every week has the potential to be different. Try your luck at surfing the wave, or rent a kayak and test your technical skills. The surrounding river is also a great place for a leisurely stand-up paddleboarding session.

**More Info** [BoiseWhitewaterPark.com/Welcome](http://BoiseWhitewaterPark.com/Welcome)

### **Float the River**

When temps rise, most Treasure Valley residents don’t head to backyard pools — they grab an inner tube or raft and head for the Boise River. The water’s cold temps and fairly mellow flow make it an inexpensive way to cool off while enjoying a very Boise pastime. The best way to experience the river is to begin at Barber Park, where you can rent flotation devices, and then meander for six miles to the take-out at Ann Morrison Park. (And yes, jumping from bridges into the river is permitted, but not within 50 feet of anyone swimming or floating.) The trip will take two to three hours, so don’t forget your water and sunscreen!

**More Info** [AdaCounty.ID.Gov/ParksandWaterways/Float-The-Boise-River/](http://AdaCounty.ID.Gov/ParksandWaterways/Float-The-Boise-River/)

# Drink Like a Local:

## A Guide to Breweries and Wineries



Payette Brewing Company

### Boise

Boise has always been a beer town. (Head to the historic North End of the city and you’ll find Lemp Street, named for German-born John Lemp, one of the city’s first brewers and civic leaders.) Even though Prohibition and the mass-market beers that followed it led to a lull in the city’s beer production, the craft has enjoyed a booming comeback in the past 20 years thanks to the founding of dozens of award-winning breweries.

But beer isn’t the only beverage racking up the accolades in the Treasure Valley. The volcanic soils of the Snake River Plain are ideal for growing the flavor-packed grapes that power Idaho’s wines. The Snake River Valley American Viticultural Area, or AVA, has birthed stellar wineries from the Oregon border to Garden City.

With so many options, it can be tough to know where to begin — but for a solid introduction, head to Garden City’s Craft Beverage Corridor. You’ll discover a great mix of wineries and breweries along (and just off) Chinden Boulevard. It’s the perfect way to spend a lazy weekend afternoon. Many of the Treasure Valley’s brews and wines can be found on local menus and in grocery stores, too.

For those of you interested in a deep dive, however, we’ve listed every brewery, winery, and meadery in the Treasure Valley. Cheers!

#### **BEAR ISLAND BREWING CO.**

This veteran-owned brewery incorporates local ingredients such as potatoes, barley, pumpkins, and even lavender into its brews.

*1620 N. Liberty Street, Boise*

#### **BOISE BREWING**

Boise Brewing doesn’t just have one owner — it has more than 280 of them! This community-owned brewery is known for its solidly delicious beer. You’ll love Idaho-inspired brews like Syringa Pale Ale, Broad Street Blonde Ale, and Hip Check IPA, which is a standout in a crowded field of Boise-made IPAs. You’ll love the laid-back atmosphere of Boise Brewing’s spacious tasting room, which is affectionately nicknamed “Boise’s living room.”

*521 West Broad Street, Boise*

#### **CLAIRVOYANT BREWING COMPANY**

Located in the up-and-coming West End of Boise, this neighborhood brewery is known for its laid-back vibe.

*2800 West Idaho Street, Boise*

#### **CLOUD 9 BREWERY**

Plenty of people are drawn to this nanpub for the beer, but the food — like the from-scratch mac and cheese — keeps them in their seats.

*1750 West State Street, Boise*

#### **EDGE BREWING COMPANY**

This brewery has been cranking out stellar beers since 2014, but it earned a spot on “Man vs. Food” for its grub.

*Brewery: 525 Steelhead Way, Boise*

*Pub: 205 North 10th Street*



“Dozens of award-winning breweries.”



Western Collective

#### **HIGHLANDS HOLLOW BREWHOUSE**

This beloved brewhouse and restaurant was founded in 1992, making it Boise's oldest microbrewery.

*2455 North Harrison Hollow Lane, Boise*

#### **LOST GROVE BREWING**

Head to the 70-seat taproom (located next to the brewery) and discover why it's a favorite of Boise State students and veteran beer lovers alike.

*1026 South La Pointe Street, Boise*

#### **MAD SWEDE BREWING COMPANY**

Mad Swede boasts award-winning beers and two locations where you can enjoy them.

*2772 South Cole Road #140, Boise*

*816 West Bannock*

#### **WHITE DOG BREWING CO.**

The custom frost-rail bar tops at White Dog ensure your brews always stay cold.

*705 West Fulton Street, Boise*

#### **WOODLAND EMPIRE BREWERY**

This delightfully off-kilter brewery has become a staple of the Treasure Valley beer scene.

*1114 West Front Street, Boise*

#### **SOCKEYE BREWING**

Sockeye was founded by a family of Idaho outfitters, and it still stays true to its “drink like a fish” motto.

*12542 West Fairview Ave, Boise*

#### **WEATHERED ROCK MEADERY**

Honey provides the base of Weathered Rock's meads, which include flavors like ginger, chili orange, and hopped coriander. Note: No tasting room available.

*518 North Curtis Road, Boise*

#### **PAYETTE BREWING COMPANY**

You can find Payette's beers on menus and at grocery stores throughout town — Idaho never tires of this brewery's solid, handcrafted beers. Visit the brewery's spacious taproom (dogs welcome!) or hang out in the adjacent beer garden and play a few rounds of cornhole. Want to give back, one drink at a time? Stop by for a brew on Mondays and choose the Kegs 4 Kause tap selection to have 50 percent of the proceeds go to a local non-profit.

*733 South Pioneer Street, Boise*

## *Garden City*

#### **COILED WINES**

Visit the Garden City tasting room or downtown Boise wine bar to experience Idaho's first Champagne-method sparkling wine.

*3408 West Chinden Boulevard*

#### **COUNTY LINE BREWING**

Try Ruth's Lager to support the Ruth E. Kiehl Memorial Scholarship for BSU nursing students.

*9115 West Chinden Boulevard #107*

#### **CINDER WINES**

Cinder has been recognized as one of the West's Best Urban Wineries by Sunset Magazine.

*107 East 44th Street*

#### **CROOKED FENCE BREWING CO.**

If you love fresh, local beer, consider becoming a member of their Mug Club. The small fee is worth it!

*5220 North Sawyer Avenue*

#### **BARBARIAN BREWING**

In Garden City and at the downtown Boise taproom, Barbarian's creations range from classic to funky (in a good way).

*Brewery: 5270 Chinden Boulevard*

*Taproom: 1022 W. Main Street, Boise*

#### **LOOSE SCREW BREWERY**

You'd have to be crazy not to love award-winning beer, food trucks, and a family- and dog-friendly hangout.

*4340 West Chinden Boulevard*

#### **MERIWETHER CIDER**

The Leadbetter family infuses their fresh, fizzy ciders with equal parts flavor and creativity.

*224 North 9th Street*

*5242 West Chinden Boulevard*

#### **MYTHIC MEAD**

Mead — it's not just for medieval Europeans! You'll love this unique, fermented honey beverage. Tasting room coming soon.

*5111 Alworth Street, Suite A*

#### **PAR TERRE WINERY**

Travis and Mallory Walker are former professional dancers who gracefully transitioned into excellent wines.

*9165 West Chinden Blvd #107*

#### **POTTER WINES**

This tasting room offers an array of beautifully bold wines, including its renowned jalapeño varieties.

*5286 West Chinden Boulevard*

#### **POWDERHAUS BREWING COMPANY**

After your next outdoor adventure, grab a pint of alpine-inspired and Idaho-brewed refreshment.

*9719 West Chinden Boulevard*

#### **WESTERN COLLECTIVE BREWERY**

Western Collective is your go-to brewery for the best craft beer, the best wine slushies (they are known for their Frosé), and the best artisanal coffee in Idaho. Open daily at 7 a.m., Western Collective is the place to hang out all day long. Great drinks, great service, great vibes. Western is a state of mind.

*111 West 33rd Street*



Telaya Wine Co.

## Garden City Continued

### **SPLIT RAIL WINERY**

Once you've fallen for these brilliant wines, do yourself a favor and sign up for the Wine Club Coalition.

*4338 Chinden Boulevard*

### **TELAYA WINE CO**

Hop on the Boise Greenbelt and pedal to Telaya's riverside patio, which offers the perfect mix of shade and sun while you sip your glass of the winery's celebrated Turas by the meandering Boise River (outside food and friendly dogs welcome).

## Caldwell

### **FUJISHIN FAMILY CELLARS**

Fujishin specializes in lesser-known varietals and expanding what's possible in Idaho's wine region.

*15593 Sunny Slope Road, Caldwell*

### **BITNER VINEYARDS**

Owners Ron and Mary Bitner are dedicated to sustainable growing and socially equitable practices.

*16645 Plum Road, Caldwell*

### **HAT RANCH WINERY AND VINEYARD AND VALE WINE COMPANY**

These two small-batch winemakers share a tasting room and a passion for perfection.

*15343 Plum Road, Caldwell*

### **HELLS CANYON WINERY**

Steve and Leslie Robertson have been producing wines with character and full-fruit flavor for 40 years.

*18835 Symms Road, Caldwell*

### **HUSTON VINEYARDS**

Huston's farm-to-fork dinners include dishes like braised elk and asparagus chevre tart, perfectly paired with the vineyard's wines.

*16473 Chicken Dinner Road, Caldwell*

Owners Earl and Carrie Sullivan are often on hand to talk about their lovingly crafted wines and offer their personalized recommendations. Telaya's tasting room is a great spot for parties, too!

*240 East 32nd Street*

### **THE GULCH WINE ROOM**

Laid back and inviting, this wonderfully unique spot boasts local bottles of wine for under \$20.

*5226 West Chinden Boulevard*

### **SAWTOOTH WINERY**

Winemaker Meredith Smith infuses each bottle with a spirit of adventure inspired by Idaho's natural beauty.

*19348 Lowell Road, Building C, Caldwell*

### **SCORIA VINEYARDS AND WINERY**

The Weitz family has farmed this valley for nearly a century. Today, they cultivate red varietals served in their chic tasting room.

*12639 Walker Lake Road, Caldwell*

### **STE. CHAPELLE WINERY**

Idaho has recently grabbed attention for its wines, but Ste. Chapelle was an early promoter of the region's potential — it has been turning out beautiful wines since 1975. You'll enjoy Walla Walla-trained winemaker Meredith Smith's takes on Chardonnay and Rhone varietals.

*19348 Lowell Road, Caldwell*

### **WESTON WINERY AND VINEYARDS**

Family owned and operated since 1981, Weston's hand-crafted wines make for a true Idaho experience. Note: No tasting room available.

*216316 Orchard Avenue, Caldwell*

### **VINE AND BRANCH RANCH**

This beautiful organic farm serves Stack Rock Cidery ciders, Snake River Winery wine, and farm-fresh food.

*20023 Hoskins Road, Caldwell*

## Kuna

### **INDIAN CREEK WINERY**

With beautiful gardens and quirky events, this second-generation vineyard has been a crowd pleaser since 1982.

*1000 N McDermott Road, Kuna*

### **VIZCAYA WINES**

Vizcaya's unique wines are a labor of love and have made them darlings of the Idaho Wine Competition.

*8987 South Greenhurst Road #1105, Kuna*

### **SYRINGA WINERY**

Award-winning wines at excellent prices make Syringa one of Idaho's most popular wineries. 8991 South Greenhurst Road, Kuna

## Nampa

### **2C FAMILY BREWING COMPANY**

Housed in the oldest building in Nampa's historic district, this newcomer has already attracted a loyal following.

*1215 First Street South, Nampa*

### **CRESCENT BREWERY**

The original Crescent Brewery opened in 1907, and it continues the tradition of excellent craft beers.

*1521 Front Street, Nampa*

### **MOTHER EARTH BREW CO.**

The mission at this hidden gem is to craft ales that challenge even the most discriminating palate.

*1428 Madison Avenue, Nampa*

## Eagle

### **3 HORSE RANCH VINEYARDS**

This winery is just outside the busy town of Eagle, but you'll swear you're in the wild West as you sip award-winning wines.

*5900 Pearl Road, Eagle*

## Off the Beaten Path

### **PARMA RIDGE WINERY**

Venture out to this farming community for House Beautiful's number one winery in Idaho. The bistro is delicious!

*24509 Rudd Road, Parma*

### **SOL INVICTUS VINEYARD**

This veteran-owned, family-operated slice of paradise is as known for its friendliness as it is for wines.

*6394 Schmidt Lane, Star*



Elk Mountain Farms, Hop Farm

# Home Grown.





# Life Is Easier Here

That's what we hear, over and over again, from Treasure Valley transplants. And you know what? It's true! The Treasure Valley has an urban economic and educational base combined with an affordable cost of living, a business-friendly environment, four gorgeous seasons, and unlimited recreation opportunities just outside the front door.

## **This Place Is Perfect for Families**

We have excellent schools and our way of life is ideal for families. Here, you'll spend less time commuting and more time having adventures. We offer plenty of access to open spaces, activities for people of all ages and interests, and a safe and kid-friendly environment wherever you go.

## **Create Your Ideal Career**

With few exceptions, Boise and the Treasure Valley area boasts a diverse and evolving economic landscape. The region is becoming a popular destination for start-ups thanks to a growing pool of young talent and experienced entrepreneurs. Our area offers low business taxes, few stifling regulations, and inexpensive commercial real estate. Innovation is part of our identity: We have long been home to companies such as Micron, Hewlett-Packard, Simplot, Intuit, and other well-recognized brands.



## Elevate Your Education

Many people know this area by its blue turf. Boise State University has been making waves in collegiate sports for more than a decade, but it's no slouch on the academic front. This university is becoming one of the fastest-growing in the region, with more than 24,000 students and over 200 fields of study. There is simply no denying that Boise State University is the most visible higher education institution in the valley.

But Boise State isn't the only institution carving out an amazing reputation for itself. Throughout the Treasure Valley, you'll find colleges and universities setting themselves apart. For example, College of Idaho in Caldwell is one of the top 50 Small Colleges in the United States. Northwest Nazarene University is one of the top Christian universities in the Northwest. Idaho State University is well renowned for its Meridian Health Science branch and the Idaho College of Osteopathic Medicine, Idaho's first medical college. These fine institutions are just a few of the educational offerings you'll find in this valley.

## Hit the Hills

If you love being outside, this is the place for you. Surrounding the valley are hundreds of miles of public lands — you'll discover forests and high deserts, hills and mountains, calm streams teeming with trout to Class V rapids.

Whether you love camping in remote areas or enjoy the amenities of well-stocked campgrounds, you'll find a place here. Idaho is known for skiing, snowmobiling, hiking, fishing, off-roading, and so much more. The outdoors is so much a part of our DNA that you'll occasionally see men in business suits putting a fishing line into the Boise River during a lunch break or fishing reels changing hands at church.

## We're Friendly Here

Put simply, life in Idaho is an upgrade for most people who relocate here. People still make eye contact and say "hello." Homes are still reasonably priced, the cost of living is relatively affordable, and violent crime is nearly nonexistent. Across several important lifestyle factors, you'll find that life in Boise, and elsewhere in the Treasure Valley, exceed expectations. It's no wonder, then, that Idaho is the fastest growing state in the nation. It's attracting people and families from

all over the country. It's attracting new and expanding businesses, and it's simply a fantastic place to call home. There's just something special about enjoying a steak at Chandler's in Boise with friends on a Friday evening, adventuring through the Boise National Forest on a Saturday, and plunging through rapids on the Payette River on Sunday.

## Is It Still Affordable?

Yes! Boise is a wonderful area for first-time home buyers, families, people looking for their dream homes, or to retire. Our growth has come with a lot of positive benefits: an improved and more diverse economy, growing educational institutions, renewed investment into infrastructure, and significant investment into new housing developments.

## Stop Existing and Start Living

Folks choose Boise and the Treasure Valley for a lot of different reasons: freedom, nature, environment, recreation, work. Whatever your reason, we're sure you'll be a great fit. You probably already know that the quality of life in the Treasure Valley is heads and shoulders above most other metropolitan areas. Sometimes, just taking that first step towards relocating is the most uncomfortable. But we're here to help you.

**"The perfect place to work, play, retire, or raise a family."**



# THE Treasure Valley

EMMETT

MIDDLETON

GALDWELL

BOISE RIVER

95

26

84

44

SUNNYSLOPE

84

MER

NAMPA

55

84

45

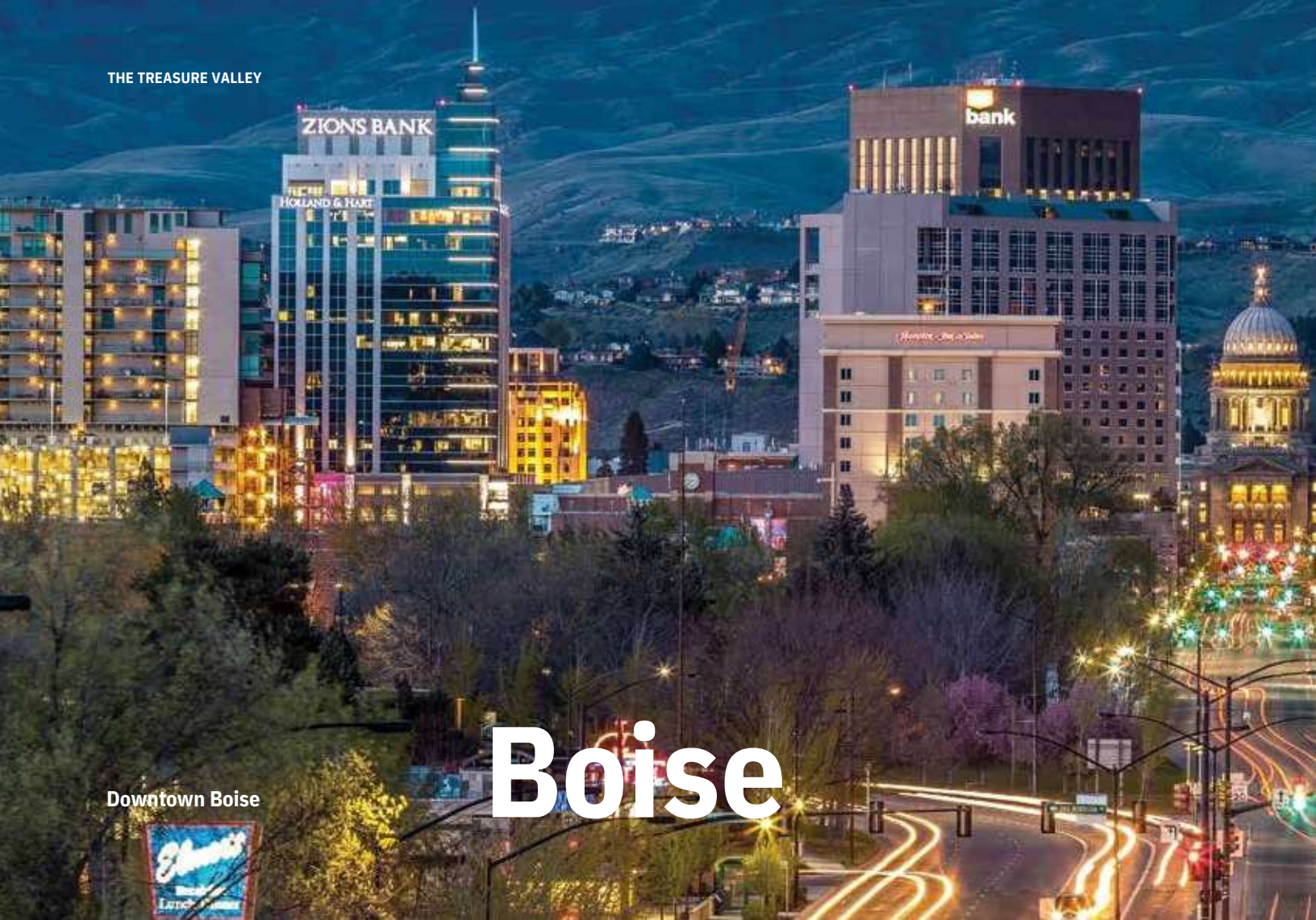
LAKE LOWELL











Downtown Boise

# Boise



## Laid-Back and Picturesque

Boise is where wilderness and adventure are just minutes from gourmet restaurants, funky local shops, and craft breweries galore. It's a city where a river runs through it, dirt trails are right out your front door, and live theater performances are a short Uber ride away.

Boise is the quintessential city: large enough to offer everything you could want, yet small enough to feel friendly and easy to navigate. Outdoor recreation is a way of life here. The Boise foothills are crisscrossed with more than 140 miles of trails, literally out many residents' back doors. You'll find mountain bikers, trail runners,





### *By the Numbers*

Year Incorporated: **1863**  
Population: **235,684**  
Median Household Income: **\$65,463**  
Median Home Listing Price: **\$538,800**  
People Per Household: **2.4**

The Boise Foothills

hikers, and plenty of happy dogs taking advantage of them year-round. The Greenbelt provides 25 miles of paved and dirt trails along the Boise River. Run, ride, or stroll this treelined pathway and discover hundreds of spots along the way to fish, play in the river, or just relax. During the summer, floating the Boise River is a must, and skiing is a huge part of the Boise winter with Bogus Basin Mountain Recreation Area just 20 miles up the mountain.

As much as outdoor recreation is a way of life in Boise, so are the arts and music scenes. Annual jazz and music festivals, the Idaho Shakespeare Festival, and many other theater performances are held throughout the year. Home to one of the largest Basque communities in the United States, the Basque festival of Jaialdi is celebrated every five years and draws crowds from around the world – the next one is in 2020. The city is also home to the Boise Philharmonic, Ballet Idaho, the Morrison Center for the Performing Arts, and several museums and live music venues.

Sports fans, don't fret! While Boise may not have a professional football team, fans of the Boise State Broncos swear the team is as good as the pros! You won't get very far in this city without seeing someone or something adorned in the telltale blue and orange colors of Boise State University. Another sports favorite is the Idaho Steelheads ice hockey team. With practices and home games played right in the heart of downtown Boise, you're sure to rub elbows with one of these professional players any day of the week.

Whether you love the outdoors, the arts, sports, or something else entirely, you'll find plenty of ways to fill your calendar. It's no wonder Boise is one of the fastest growing cities in the nation.

Like all major cities, Boise is composed of several distinct neighborhoods. Here is a glimpse of each community.



## Downtown Boise

Downtown Boise is the cultural center of the city and home to more than 100 shops, 80 restaurants, and several microbreweries and nightlife venues. This vibrant, livable community is walkable and friendly. Community events such as the Saturday Farmer's Market, First Thursday, and Alive After Five Summer Concert Series bring large crowds to the area. The 8th Street Marketplace is a lively pedestrian zone lined with boutiques, local eateries, and bars. Other popular attractions include Julia Davis, Ann Morrison and Kathryn Albertson parks, the Idaho State Capitol, the historic Egyptian Theatre, the Boise Art Museum, and the Basque Block.



8th Street

“Boise is the quintessential city.”



~ The Greenbelt



~ The Basque Center







### **Boise State University**

Just on the other side of the river from the downtown area is Boise State University, surrounded by residential neighborhoods and businesses catering to the student population. The unique blue playing field at the 37,000-seat Albertsons Stadium, home to the Boise State Broncos football team, is a major city landmark. The university campus is also home to the ExtraMile Arena, which hosts a variety of concert and sporting events, as well as the Morrison Center, venue for Ballet Idaho, Broadway shows, and many other cultural performances.





### **The North End**

The North End is Boise’s historic treasure, comprised of many of the city’s older homes and quiet neighborhoods close to downtown. It’s known for tree-lined streets like Harrison Boulevard and the popular boutiques and eateries of the Historic Hyde Park district. Each year, locals look forward to the Hyde Park Street Fair, held at the popular Camel’s Back Park.

### **Northwest Boise**

Its proximity to the foothills, the Greenbelt, and downtown make Northwest Boise a favorite among many locals. Tucked between the city of Eagle and downtown Boise, this community contains a mix of old and new neighborhoods. Some areas of older homes have a similar aesthetic to the historic North End. Along with its many conveniences, the beauty of the Boise foothills running along its northern edge make Northwest Boise a prime neighborhood.

### **Northeast Boise**

This is the part of Boise that locals show off to visiting friends and family. From the northeast corner of downtown and along Warm Springs Road sit grand historic mansions, the Old Idaho Penitentiary, Idaho Botanical Gardens, and the Warm Springs Mesa. This area is named for the natural hot springs that flow from Boise’s fault line, warming many of the homes. It is one of Boise’s oldest, most expensive and sought-after neighborhoods, with direct access to downtown. As you make your way to Boise’s East End, you’ll discover newer communities like Harris Ranch in the highly sought-after Barber Valley. This master-planned community is amazing in growth, location, and stewardship. Once fully developed, Harris Ranch will include more than 2,800 homes with pedestrian access to trails, restaurants, shops and the Boise foothills.





Camel's Back Park

## Boise Bench

The Bench, as locals call it, sits about 60 feet above downtown and offers some of the best views of Boise. It's an older residential neighborhood with a strong sense of community, old-school culture, and hipster vibe. The Bench gets its name from the plateau's sudden rise, which gives the appearance of a step or bench. It is home to the lovingly restored Boise Union Pacific Depot, offers easy access to the freeway and downtown, and overlooks beautiful Ann Morrison Park.

## Southeast Boise

Southeast Boise covers a large area from Boise State University to Micron Technology at the very edge of the city. Most of Southeast Boise was developed in the last 30 years with suburban-style homes. One of Boise's most exclusive neighborhoods, River Run, offers riverfront properties. A newer, growing addition to this region is the popular Bown Crossing. Offering quaint homes, some of the best restaurants in Boise, specialty shops, a new library, and a vibrant community spirit, Bown Crossing has quickly gained the attention of many families moving to the area.



The Train Depot

## Southwest Boise

Once known for its sparsely populated neighborhoods and acre-sized plots, Southwest Boise is now a booming residential community with a suburban feel. The widespread growth of new homes and neighborhoods near Interstate 84, theaters, shopping, golfing, and the airport has made this section of Boise desirable among newcomers and long-time residents alike.

## West Boise

West Boise is home to Boise Towne Square Mall – the largest mall in the state – as well as many restaurants, strip malls, and residential developments ranging from new subdivisions to apartment complexes. West Boise accounts for a large portion of the city's residential population, connecting Boise to the cities of Meridian and Eagle. One of Boise's top employers, Hewlett Packard, located its printing division here, employing more than 3,000 employees.



# Eagle

## By the Numbers

Year Incorporated: **1971**

Population: **32,868**

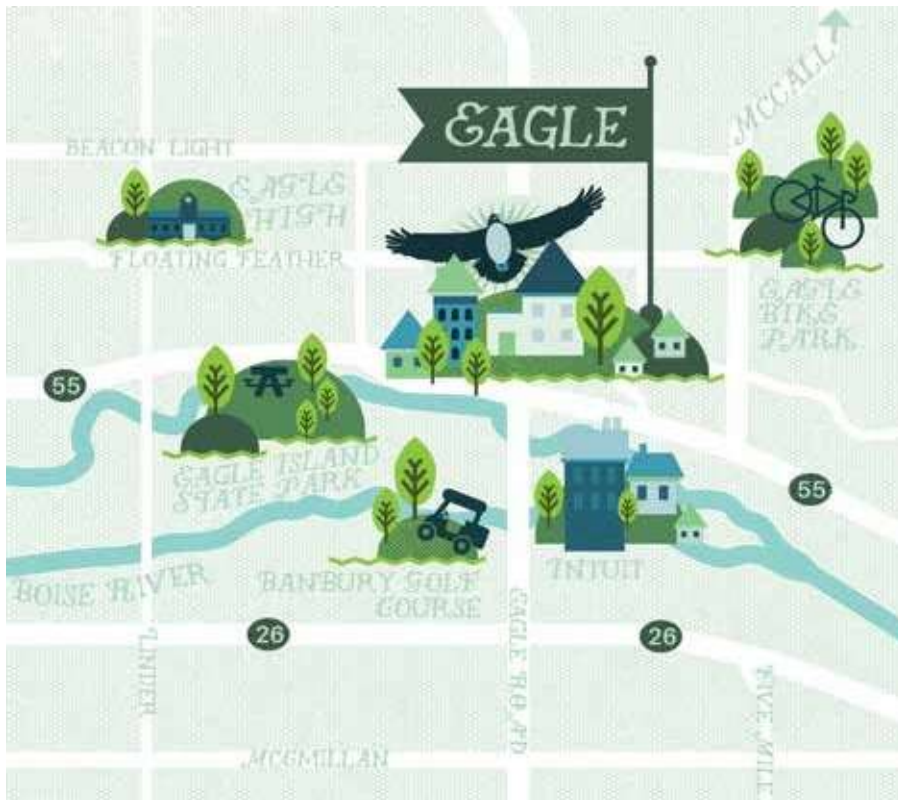
Median Household Income: **\$92,807**

Median Home Listing Price: **\$944,500**

People Per Household: **2.8**

Driving Distance to Boise: **8 miles**

Stephen C. Guerber Park



## A Class All Its Own

The Treasure Valley is home to several wonderful cities, but there is one that separates itself from all the others: Eagle, Idaho. Whereas most of the suburbs of Boise sit on the valley floor, Eagle is nestled up against the foothills. In some of the other cities, water play is confined to local parks and subdivisions, while Eagle has the Boise River running through it and a swimming beach at Eagle Island State Park. Residents also love the vibrant, quaint downtown; numerous community events; and neighborhood spirit. Eagle is clearly in a class by itself when it comes to recreation, character, and charm.





## Stylish, Small-Town Appeal

Tucked away in the corner of the Valley, up against the Boise foothills and along the Boise River, you'll find the charming town of Eagle.

There is a lot of history to the town of Eagle, dating back to the 1860s. Several of the historic buildings in the downtown area date back to the early 1900s, giving Eagle its allure and old-town feel. What was once belittled as a swamp area in the 1970s is now home to some of the most expensive riverfront properties in Southwest Idaho.

Eagle has come a long way, growing from a town of just 350 residents when it was incorporated in 1971 to almost 30,000 today. Smart city planning has allowed for Eagle to maintain its character while catering to the needs of the growing population.

The biggest appeal of Eagle is the small-town feel, especially in the historic downtown area. Old-style streetlights line the downtown corridor, which boasts restaurants, specialty boutiques, and some great places to meet up with friends for happy hour.

The older part of Eagle showcases mature, treelined streets; homes on large lots; and beautiful, family-friendly neighborhoods and parks. As Eagle continues to grow, more first-class dining establishments, housing developments, retail shops, and healthcare facilities have given people even more reason to make Eagle home.

## Recreation Abounds

Whether your type of recreation is on two wheels or two legs, in the foothills or on the golf course, along the river or downtown, you'll find it within Eagle city limits.

The 200-acre Eagle Sports Complex and Bike Park is one of the largest in the country. It includes a BMX track, world-class mountain bike trails, a skate park, basketball courts, and an inline hockey rink. Eagle is also home to two of the Treasure Valley's best golf courses. Banbury Golf Course has been rated in the top ten golf courses in Idaho by Golf Digest for the past eight years. The 18-hole championship course Eagle Hills is Eagle's original golf course, offering mature trees, rolling fairways, and challenging water features against the backdrop of the Boise foothills.

Eagle Island State Park is its own recreational epicenter with zip lines, a water slide, sandy beaches, horseback riding trails, and more.

The town's beautifully maintained parks have some of the best splash pads in the Valley. And the community events will keep your social calendar full all year long.

## Yes, a Class All Its Own

In addition to all these wonderful qualities, quiet, cozy Eagle is just an eight-mile drive to the hustle and bustle of downtown Boise. This makes a night out on the town or shopping in the "big city" fun and easy to do.

The country setting; amazing people; great schools; safe, family-oriented neighborhoods; plentiful recreation; and many social events are just a few of the many reasons Eagle is one of the most desirable towns in the Boise area. Come experience for yourself why Eagle is in a class all its own.



# Meridian

Julius M. Kleiner Memorial Park

Photo by Ryan Fish



## The Heart of the Treasure Valley

View Meridian on Google Maps and you'll see that it is smack dab in the center of the Treasure Valley. Bordered by the cities of Nampa, Caldwell, Middleton, Eagle, Kuna, and Boise, Meridian is the central location for family fun.

Meridian is just 15 miles west of Boise, the state capital and largest city in Idaho. It's just 10 miles east of Nampa, the third-largest city in Idaho. It's also just a stone's throw away from the Treasure Valley's other, smaller cities, making it an easy destination from just about anywhere. Meridian has seen a huge growth explosion of 81.5% since 2000, and 2018 census numbers show Meridian as the second largest and fastest growing city in Idaho. In light of the city's family-oriented infrastructure, keen city planning, and numerous business opportunities, it's no wonder why.



## By the Numbers

Year Incorporated: **1903**

Population: **129,555**

Median Household Income: **\$75,515**

Median Home Listing Price: **\$599,000**

People Per Household: **2.8**

Driving Distance to Boise: **9 miles**



Settlers Park

### The Spirit of Meridian

Ask anyone on the street what they love about Meridian and you'll hear a very consistent message: it's the people. Despite the rapid growth, residents of Meridian have a strong community spirit – they help one another and are kind, friendly, and welcoming. There's a small-town, almost rural feel downtown and at community events. Meridian is a place of belonging. It's safe, clean, and a great place to raise children. It's a

“Kind,  
friendly, and  
welcoming.”

place where families ride their bikes to the local snow-cone shack and let their kids play at the park until dusk.

### Designed for Living

Visible from the freeway, Roaring Springs Water Park sparks excitement in the heart of every child (and kid at heart) as they drive by. It was even chosen as one of the Travel Channel's Top U.S. Water Parks. Right next door is Wahooz Family Fun Zone, offering year-round go-carts, bumper boats, miniature golf, batting cages, laser tag, bowling, an arcade, event center, and grill. The Meridian Speedway downtown is another popular summer attraction.

A family favorite place to visit is The Village at Meridian. This outdoor shopping mall features specialty retail stores, restaurants, an upscale movie theater with private seating, a fitness center, and an arcade/ bowling alley. It offers ample outdoor seating, a playground for the kids, and a beautiful fountain display with water lights and music. The Village even installs a festive outdoor ice rink in winter.

Throughout the city are 19 public parks including Settlers Park, which hosts free outdoor movies and live music during the summer months. Many of the parks have fun splash pads or swimming pools.

Locals peruse the Meridian Main Street Farmers Market at City Hall Plaza on Saturday mornings from the end of June through September. The market offers locally grown produce, homemade goodies, and handmade arts and crafts.

## Built for Business

Meridian is booming with rapidly growing companies, organizations, and industries. Careful planning and development between the City of Meridian and Idaho State University has resulted in Meridian's Medical Core. This has set Meridian on the road to becoming one of the nation's elite health-and-science industry hubs. Meridian is home to Blue Cross of Idaho, St. Luke's full-service acute-care campus, ISU's Meridian Health Science Center, and Idaho's first medical school – Idaho College of Osteopathic Medicine (ICOM) – which started instruction in 2018. The addition of ICOM to Meridian's medical core is expected to attract a wealth of new businesses, employ more than 90 senior instructors, and train physicians to care for people in a five-state region.

Along with the health-and-science industry boom, Meridian is the center of retail and commercial development. Hundreds of retail merchants, professional services, and recreation venues are seeing the value of doing business in Meridian. It's easy to attract good employees with its convenient access to Interstate 84 and Highway 55, the proximity to outdoor recreation, low cost of living, excellent schools, and beautiful neighborhoods.

Meridian is a thriving community, centrally located in the Treasure Valley. It's easy to see why it is the fastest growing city in the state of Idaho.

### The Village at Meridian





## By the Numbers

Year Incorporated: **1883**

Population: **62,487**

Median Household Income: **\$47,459**

Median Home Listing Price: **\$412,000**

People Per Household: **3**

Driving Distance to Boise: **24 miles**

# Caldwell

Downtown



**The Treasure of the Valley**  
You know those movies you love that depict a community event in a small country town? You know what we're talking about! It's dusk, strings of lights twinkle overhead, the band is playing, and everyone knows everyone. Gals in sundresses and cowboy boots are sipping wine laughing with friends. Guys are swinging their gals on the dance floor while Grandma's playing with her granddaughter nearby. Welcome to Caldwell, Idaho.



## THE TREASURE VALLEY

Life is a little simpler here, filled with rolling farmland, big tractors, and friendly folks. “Farm-to-table” is as common as drinking a glass of water, and the local farmers market is busier than the grocery store. Caldwell is a growing area with a revitalized downtown and many community events throughout the year. It is a great little town of just over 50,000 people with enough room for residents to spread out and enjoy their surroundings.



The College of Idaho

“The perfect mix of old and new.”

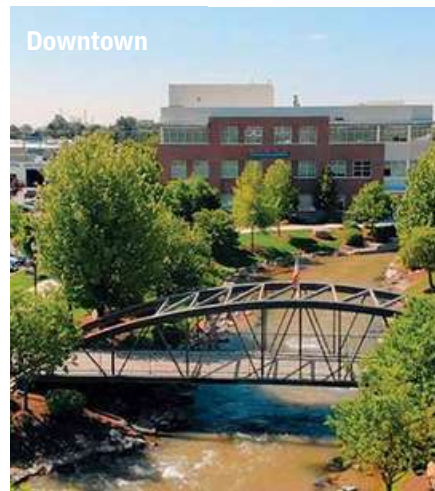
## What’s Your Pleasure?

As you might guess, rodeos and county fairs are a pretty big deal in this little corner of the Valley. The Caldwell Night Rodeo, or CNR as its known to most, is Idaho’s #1 outdoor rodeo. It is the largest and longest running annual event in Canyon County, drawing more than 45,000 fans with its five-night extravaganza.

The Canyon County Fair is the biggest summer attraction in the county, attracting more than 50,000 fair-goers over four days. This quintessentially down-home fair is fun and affordable for the whole family. Top country acts perform each night, and attendance is free with paid fair admission of about five dollars. And what fair wouldn’t be complete without farm animals, hair-raising carnival rides, and sticky cotton candy?

What is surprising to many is the number of wineries in the region. Oenophiles (aka wine connoisseurs) are slowly but surely learning about the excellent wineries in Caldwell’s Snake River Valley, booking their Airbnb’s, and taking to the wine trail. Idaho now has 51 wineries, with about 15 located here. The Snake River Valley’s rich soil, cold winters and hot, dry summers make it an excellent place to grow grapes.

Golf is also a big deal in Caldwell. Purple Sage Golf Course is one of the Valley’s most affordable and excellent 18-hole municipal golf course in the Treasure Valley. The 9-hole Fairview Municipal Golf Course has character and charm that reflects the city that surrounds it.



The Indian Creek Festival is a favorite local event for the residents of Caldwell. Taking place along, and in, Indian Creek in Downtown Caldwell, this two-day event is full of family fun, including the popular cardboard kayak races. Yes, kayaks made of cardboard take to the fast-flowing creek and even overcome some rapid whitewater. It’s definitely worth coming out and cheering on the participants.

Downtown Caldwell’s revitalization of Indian Creek Plaza has brought new life to this quiet town. The Plaza features an outdoor venue and hosts wine and art festivals, music events, and more. A new 11-screen movie theater recently opened, and trendy new restaurants and retail boutiques are popping up. In winter, the Plaza turns into a magical festival of lights and offers outdoor ice skating on the all-new ice ribbon.



Lake Lowell





## What the Locals Love

Residents of Caldwell love that their city is not that big, which keeps it very friendly and community minded. Although it's a smaller city, Boise is just 25 miles down the freeway. The many parks, splash pads, and the farmers market are as lovely as you'll find anywhere in the Valley. Residents are also excited about all the renovation being done downtown. And we'd be remiss if we didn't mention the pride of Caldwell, The College of Idaho. Founded in 1891, Idaho's first private college is the crown jewel of Caldwell's historic district.

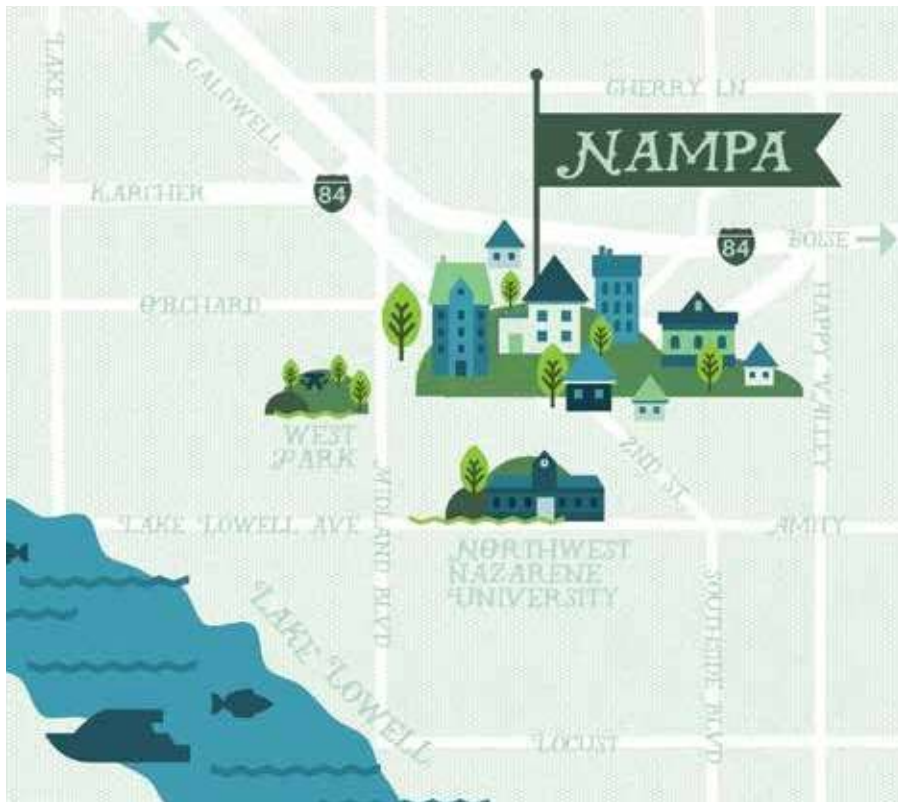
Caldwell is the perfect mix of old and new. Overalls and cowboy boots mix with designer jeans and high-heels. Friends gather in Grandma's kitchen or at the latest restaurant downtown. It's an exciting time to live in this treasure of the Valley.



# Nampa



Ridgecrest Golf Course



## Nampa Proud

There is a reason the city came up with this slogan and why the community voted in favor of it: the people of Nampa are proud of their small town. Although it's the third largest city in the state of Idaho, the laid-back pace and friendly locals help Nampa hold onto its small-town feel. And this town has a lot that it is proud of.

## A Railroad Past

Let's start with their history. In the early 1880s, the Oregon Short Line Railroad built a line from Wyoming to Oregon, which passed through Nampa. Because railroad had bypassed Boise, Nampa had the fanciest railroad depot in the area.





*By the Numbers*  
Year Incorporated: **1890**  
Population: **105,405**  
Median Household Income: **\$57,352**  
Median Home Listing Price: **\$450,000**  
People Per Household: **2.9**  
Driving Distance to Boise: **19 miles**

Train Depot Museum

This brings us to the Nampa Train Depot Museum.

This grand, historic building sits in the center of Downtown Nampa. Saved from demolition in 1972 by a group of citizens, the Nampa Train Depot Museum features exhibits on Nampa railroad history, antiques, souvenirs and more.

### **A Downtown Future**

Downtown Nampa is another source of pride for residents and business owners alike. Anchored by the new Library Square and the beautiful new Nampa Library, it's easy to walk to the Nampa Train Depot Museum, Nampa Farmers Market, art galleries, consignment and retail boutiques, and hip little restaurants. Downtown Nampa is home to Flying M Coffee Garage, Messenger Pizza, Brick 29 Bistro, Stella's Ice Cream, Boise Fry Company, MESA Tacos + Tequila, and Crescent Brewery to name a few.

### **Peaceful Lake Lowell**

Just about everyone in Nampa is proud of their local Lake Lowell. Located in South Nampa, this 9,000-acre reservoir is a recreation-lover's paradise. The reservoir was constructed by the United States Bureau of Reclamation in the early 1900s. It is surrounded by the Deer Flat National Wildlife Refuge, which was established in 1909 by President Theodore Roosevelt. If bird watching is your thing, this is the place. During the summer, enjoy picnicking, water skiing, wakeboarding, SUP, and all the lake fun you can handle. In the fall, hunters are on the watch for waterfowl.



## So Much to Do

For a town this size, Nampa has a lot to offer. The Warhawk Air Museum preserves military aviation history and attracts over 25,000 visitors a year. The Ford Idaho Center hosts world-class musicians and events in its outdoor amphitheater and indoor arena. It's a top venue for numerous horse shows and rodeos like the Snake River Stampede, one of the nation's top 10 regular season professional rodeos. If golfing is your game, Nampa has three beautiful golf courses within its city limits. The Nampa Rec Center is a great place for families. This immense facility has five indoor pools, cardio and weight rooms, indoor and outdoor tracks, racquetball, rock climbing, preschool and kids' camps, senior activities, and a host of events throughout the year. You can also enjoy the performing arts at the Nampa Civic Center.

## Excellence in Education

Residents are also proud of the schools in the friendly town of Nampa. At public and private schools from early childhood on up, the teachers embody the town spirit. They're hard-working, caring people who are passionate about making sure your child gets the best education possible. And Nampa boasts three great colleges – Northwest Nazarene University, one of the top Christian universities in the Northwest, College of Western Idaho, and Stevens-Henager College.

## Quality of Life

As great as Nampa is with all its amenities, it wouldn't be much without the people who live and work here. These salt-of-the-earth type folks work hard and are welcoming and supportive. It's a diverse culture of farming families, service professionals, retail workers, and entrepreneurs. Housing is much more affordable than other areas in the Valley and crime is low. There are many parks and trails to explore, and the proximity to everything around the Valley is a huge bonus.

## Growing and Thriving

Nampa's business-friendly climate and low unemployment rate have encouraged many companies to open or expand here. The community is a retail magnet with major stores like Target, Dicks Sporting Goods, and Costco.

Nampa has added two new full-service hospitals to the area – the 87-bed St. Luke's and 100-bed Saint Alphonsus. Amazon will soon open a new distribution center in the area, adding more than 1,000 new jobs in the process.

“A diverse culture of farming families, service professionals, retail workers, and entrepreneurs.”

The Flying M Coffee House









# Kuna

## By the Numbers

Year Incorporated: **1864**

Population: **25,131**

Median Household Income: **\$68,017**

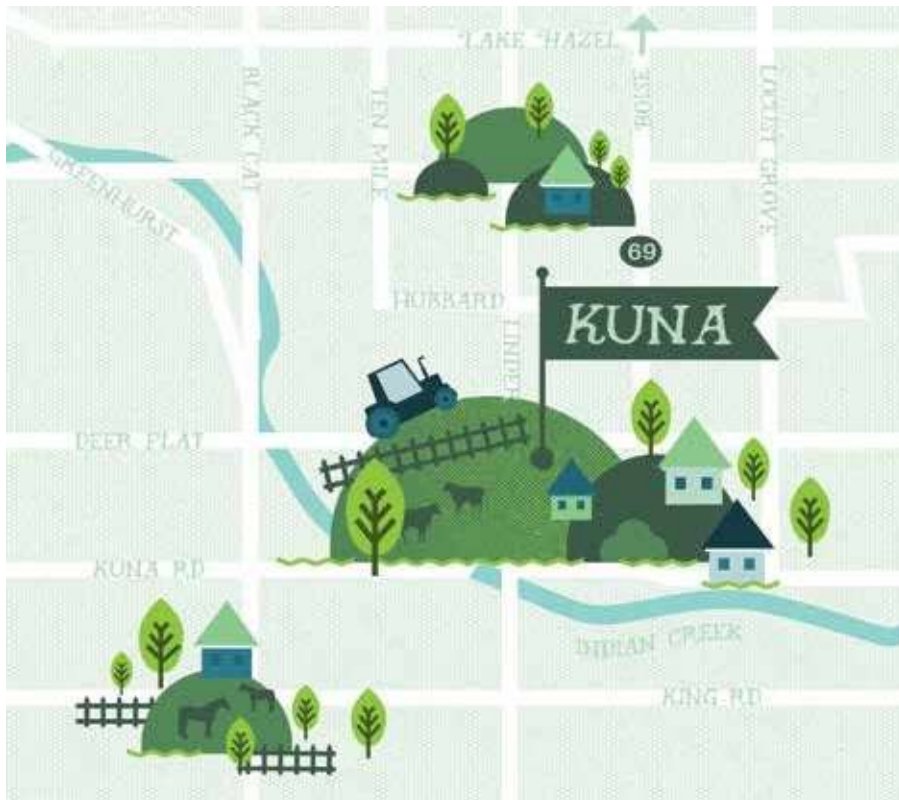
Median Home Listing Price: **\$490,000**

People Per Household: **3.2**

Driving Distance to Boise: **18 miles**



Falcon Crest Golf Club



## A World of Potential

Take a drive directly south of Meridian for about 10 miles, and you'll run straight into the growing town of Kuna. Passing acres upon acres of corn as tall as your single-level home, you would never guess Kuna is one of the fastest growing cities in the Treasure Valley. A little farther down the road, however, a very different story is unfolding.

Home builders recognized Kuna's potential years ago, constructing residential and luxury communities that are attracting a whole new demographic to the area. The big draws are low home prices and convenient location. Home prices in Kuna are far less than in neighboring Meridian, yet Meridian is just an easy 10-15-minute drive away.

As the town's housing market grows at a rapid pace, businesses are springing up just as quickly. Just in the past year, several chain



restaurants and fast food establishments have opened in Kuna. Grocery and retail stores have taken the place of agriculture lots. Gas stations and convenience stores seem to be popping up on every major corner. As these businesses continue to arrive, Kuna will become more self-contained and residents will be able to find what they need in their own lovely community.

## Peace and Quiet

Most people discover Kuna because of the lower home prices. Once here, however, they immediately fall in love with the community. Despite the rapid growth, Kuna has a country setting and rural roots. The breathtaking scenery inspires families to get outdoors to walk the nature paths and explore neighborhood parks. Perhaps it's the ambiance of the area that invites folks to be friendlier here, holding the door open for others, looking people in the eye, and saying hello to strangers.

And because most of the developments are tucked in and surrounded by farmland, there is a peace and quiet you get that you won't find in the larger cities.

## Small-Town Living

The beauty of living in a small, growing town is that you are part of both the old and the new. Experience the old-fashioned fun of a country carnival at Kuna Days. Held every August, this two-day festival celebrates the history of Kuna. It's an event the entire town shows up for. Vendors of every kind sell crafts and paint faces. There is a food-truck alley and a beer garden. Games and rides, musicians and performers entertain young and old. A parade marches through the heart of downtown, and the festivities close each night with a spectacular fireworks display.



In December, residents come out in droves, embracing the cold to enjoy the Down Home Country Christmas Night Light Parade on Main Street. Floats are lit up in a holiday glow, tossing candy to kids and playing Christmas music as they pass by. The event concludes at Bernie Fisher Park where residents count down to the lighting of the city's Christmas tree.

A revitalization is taking place in Kuna's downtown area. City officials are transforming the area into a destination for both locals and visitors. New street lamps and sidewalks have already been upgraded. The new KUNA! structure on Avenue E is part of the revitalization project. City Council is also looking to add more art projects, make downtown more pedestrian friendly, and cultivate its hometown feel. As businesses on Main Street upgrade their exteriors, these mom-and-pop shops, unique restaurants, nightlife, and parades are sure to make people will want to visit downtown Kuna.

We would be remiss if we didn't mention floating Indian Creek, one of the best-kept local secrets in the Treasure Valley. Forget the long pump lines and crowds on the Boise River! Grab your tube and some friends and hop in the water at Strobel Road for a 45-minute float down this fun, fast-flowing river. Don't let the word "creek" fool you: While the water is mostly calm and relaxing, there are also few rapids that will get your adrenaline pumping.





# Middleton

## By the Numbers

Year Incorporated: **1910**

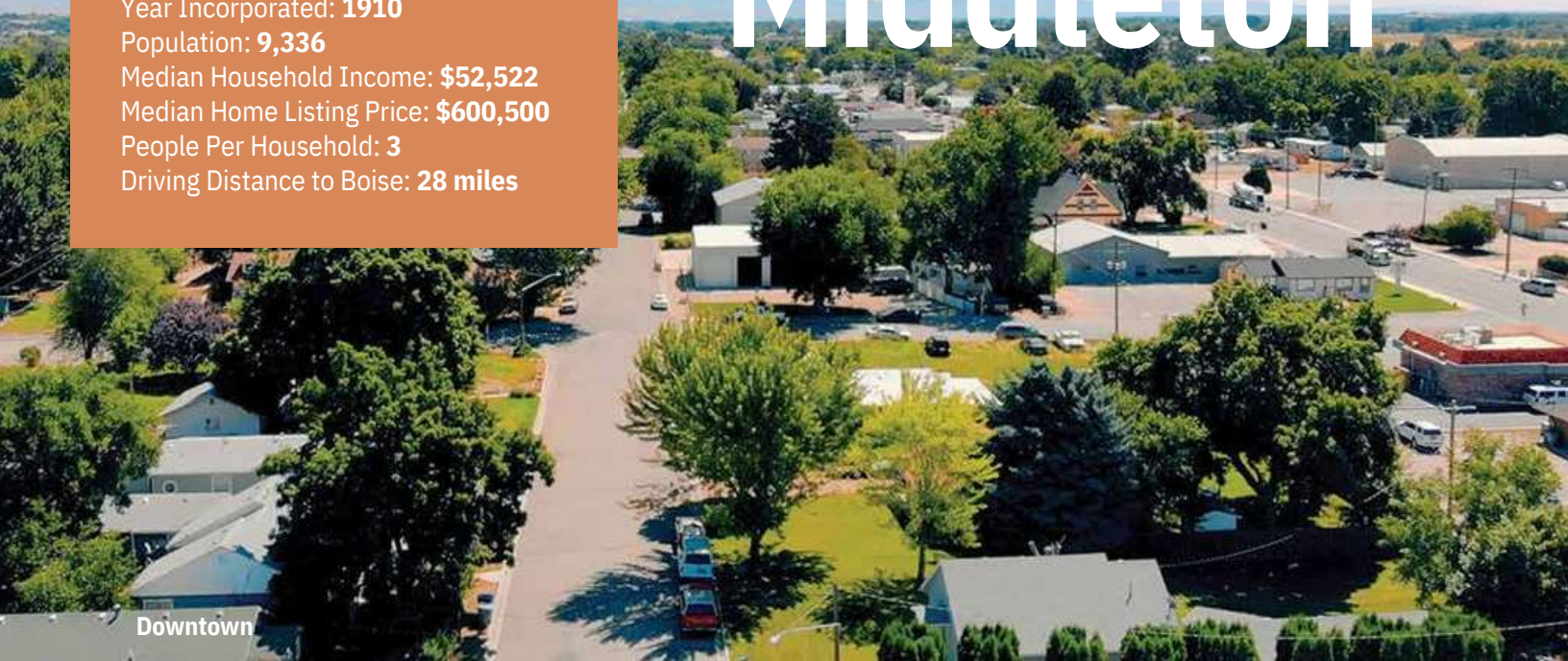
Population: **9,336**

Median Household Income: **\$52,522**

Median Home Listing Price: **\$600,500**

People Per Household: **3**

Driving Distance to Boise: **28 miles**



Downtown



## Life Is Better Here

Middleton is a true Idaho small town, only 40 minutes from the hustle and bustle of downtown Boise. If we didn't tell you Boise was so close you might not believe it. Middleton has a country culture where horses and farmland are the norm and getting directions to the best old-fashioned ice cream shake seems like a natural conversation (Burger Den on Main if you were wondering).



People choose Middleton for its charm and inexpensive property. Because the cost of land is about half of what you'll find in neighboring cities, buying acreage is affordable. Many older homes in Middleton come with land, barns, and outbuildings. Purchasing acreage and building your dream home can easily become reality here, as well. And while Middleton hasn't escaped the urban growth the Treasure Valley has recently experienced, it remains a small community of just over 7,000 residents, preserving its rural feel and down-home hospitality.

## Family Matters

Family is a big deal in Middleton, which is why the school district is one of the best in the Valley. The student-to-teacher ratio is small, giving kids one-on-one attention typically available only with a more expensive private-school education.

Showing their commitment to the future of Middleton and its kids, the city recently built a new high school that is one of the most elite in the state of Idaho in technology and safety. Five times larger than the previous high school, the building can accommodate 1,600 students and was purposely built with extra classrooms for the population to grow into. The city also greatly expanded the athletic facilities to include a 3,000-seat gym, tennis courts, and a 4,000-seat football stadium complete with artificial turf. The parks in this rural community rival those of larger neighboring cities. In fact, this town is so committed to family recreation there are two parks departments – the City of Middleton Parks and Pathways Department and the Greater Middleton Parks and Recreation Department.

The city owns four beautiful parks in this small town. Piccadilly Park is the big one. It hosts a farmers market on Thursday evenings throughout summer and offers an exciting splash pad. The new Grindline Park attracts locals and visitors alike with a top-of-the-line skatepark. Future plans include a zip line, outdoor workout stations, and amphitheater.

Greater Middleton Parks and Recreation Department is dedicated to developing and preserving open space in this beautiful country town. They have three lovely parks for the community to enjoy and offer free movies at Foote Park throughout the summer. The department also acquired and renovated an old elementary school gym and converted it into the Middleton Community Center. Here residents enjoy community plays and can play a game of pickleball, basketball or volleyball. It's become a daily gathering spot for seniors and retirees, and the Community Center offers an afterschool rec room for middle school and high school kids.

Middleton may be the smallest of the cities in the Treasure Valley area, but it's big on heart, family, and community. And that's just how locals want to keep it.





# Emmett

## *By the Numbers*

Year Incorporated: **1900**

Population: **7,408**

Median Household Income: **\$35,970**

Median Home Listing Price: **\$554,900**

People Per Household: **2.5**

Driving Distance to Boise: **24 miles**

Annual Emmett Cherry Festival

## **Living In Emmett**

Just over the foothills, north of the Treasure Valley, lies beautiful Emmett. At the base of Squaw Butte with the Payette River flowing through it, Emmett has abundant recreational opportunities year-round. A throwback to simpler times, it is an unabashedly small town with everything you need tucked within the valley. There are delicious restaurants, a state-of-the-art hospital, good schools and most of all, friendly people.

Living in Emmett gives your children the freedom of walking and biking to schools and parks. It is a safe and ideal place for raising a family. It's also a close-knit community that believes in helping neighbors by coming together and building each other up.

Emmett is a small town of just under 7,000 that is tucked away in its own valley, yet is only a 30-minute drive away from Eagle and the bigger cities. It is the perfect place for those that truly appreciate peaceful, small-town living.

There is tremendous hometown pride in Emmett, from their popular high-school football games to the annual Emmett Cherry Festival. The festival brings more than 50,000 visitors to this part of the valley every June for four days of old-fashioned family fun.

## **Surround Yourself With Rugged Beauty**

There really is nowhere in the Treasure Valley that can match the rugged beauty that surrounds Emmett. The scenery as you descend into the Emmett Valley on Highway 16 will take your breath away.



The Payette River brings recreation opportunities from tranquil fishing spots to whitewater rafting, favorite swimming holes, and hidden picnic areas. There are endless places to camp and enjoy the clean mountain air along the forested banks of this scenic river. Surrounded by the Payette River is the beautiful 57-acre Gem Island Sports Complex, a regular hangout for families. Its many play areas include eight baseball fields, soccer fields, a skate park, basketball and volleyball courts, an amphitheater, and a stocked fishing pond. There is also a paved walking path along the river around the complex. It's a great place to pack a cooler, the kids' scooters, and some fishing poles, and spend a day making memories.

The Little Gem Cycle Park just east of Emmett is one of the largest off-road vehicle parks in the west. Riders can explore over 2,000 acres of varied terrain with hills, ridges, and sandy areas. And Black Canyon Reservoir is a favorite spot for boating and fishing.

In addition to all these wonderful outdoor recreation opportunities, Emmett also hosts a variety of community events. The big one is the annual Cherry Festival, but residents also delight in the Gem County Fair & Rodeo, Cruise Night, and the Emmett Farmers Market.

Filled with the grandeur of nature and friendly, hometown spirit, Emmett is a truly unique place that residents love to call home.





# Star

## *By the Numbers*

Year Incorporated: **1905**

Population: **11,822**

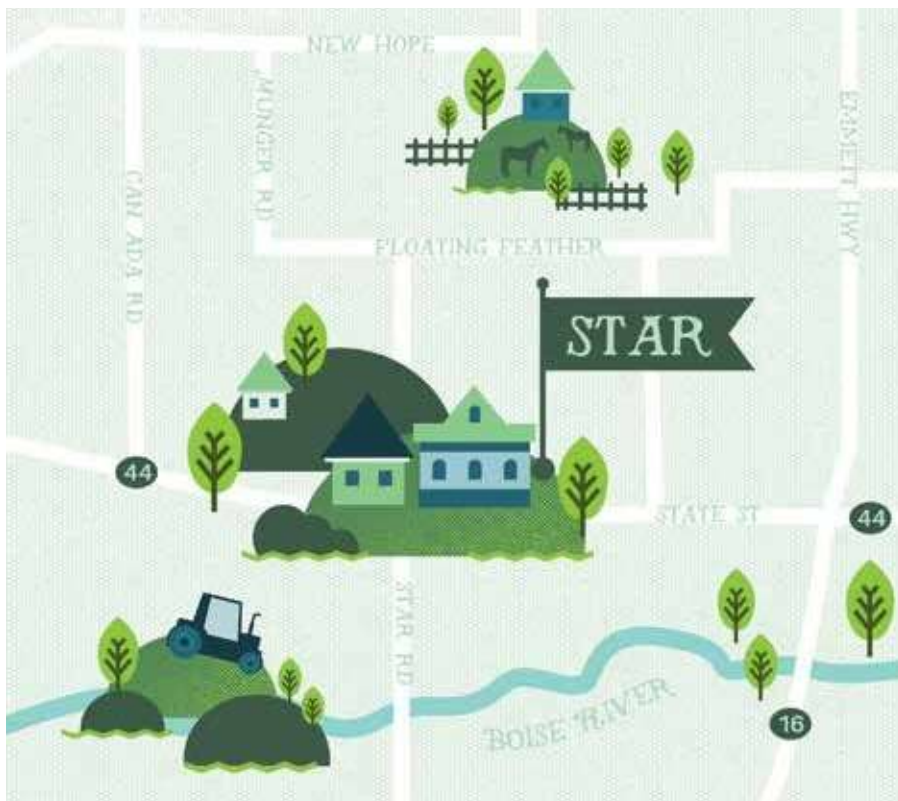
Median Household Income: **\$65,212**

Median Home Listing Price: **\$570,000**

People Per Household: **2.98**

Driving Distance to Boise: **17 miles**

Star Bridge



## Beautiful, Open Space

Beautiful open spaces, new subdivisions, and equestrian properties dot the Star landscape. Located between Eagle and Middleton, Star delivers the perfect combination of nearby luxuries and rural sensibility. Some have referred to Star as the next Eagle and with plenty of undeveloped land, active agriculture, and rolling hills, it is very much reminiscent of Eagle just a few decades ago.

About 15 years ago, Star was mostly isolated from the surrounding cities. If you lived in Star, you lived “out in the country.” Since then, the county extended Highway 16, connecting Star to Meridian, and several new subdivisions have sprung up. Now this beautiful rural area is more accessible than ever.



Star is still small, with just under 10,000 people. The Star Mercantile, which opened in 1919, is the main store and offers everything from lumber to milk. There are a handful of restaurants and a few small businesses in town, and a recently opened Bi-Mart was big news. But it's just 15-40 minutes to anywhere in the Valley. Downtown Boise is just over 30 minutes away, and it's only 15 minutes to Costco in Nampa or 20 minutes to the WinCo grocery store in Eagle.

### **The Perfect Place to Plant Your Roots**

Star's friendly hometown atmosphere and country setting make it an ideal place to live and raise a family. The strong community feel and fun events make new residents excited to get involved. River Walk Park is a gem only the locals know about and is still quiet and pristine. Locally owned restaurants like Sully's and Star Country Café make you feel like part of the family.

It's fun to shop the quirky stores along State Street. You'll also find kids big and small at the local skate park and outdoor summer movies in the park. Because of Star's size, crime is almost non-existent, so you always feel safe out running or walking your dog. And you'll have a good chance of running into the Mayor while pumping gas.

Star is everything you'd want in a country setting and more. It delivers an authentic small-town life with friendly neighbors,

traditional festivals, and the absolute best Fourth of July fireworks show in the Valley!

### **Brightest Jewel in the Gem State**

Real estate agents and locals alike are keeping an eye on Star. It's a growing community with several attractive subdivisions springing up, which are sure to attract more businesses and conveniences.

Housing prices are low compared to Boise, more in line with Meridian prices. Many homes offer stunning views of the surrounding mountain ranges. Squaw Butte is to the north, the Boise foothills to the east, and the Owyhee Mountains to the south.

You may also be able to take advantage of the Rural Development Loan in this area. In a nutshell, this USDA Home Loan finances 100% of your home's purchase price with no down payment. There are a lot of steps to go through and not everyone qualifies, but the fact that it's available is amazing!

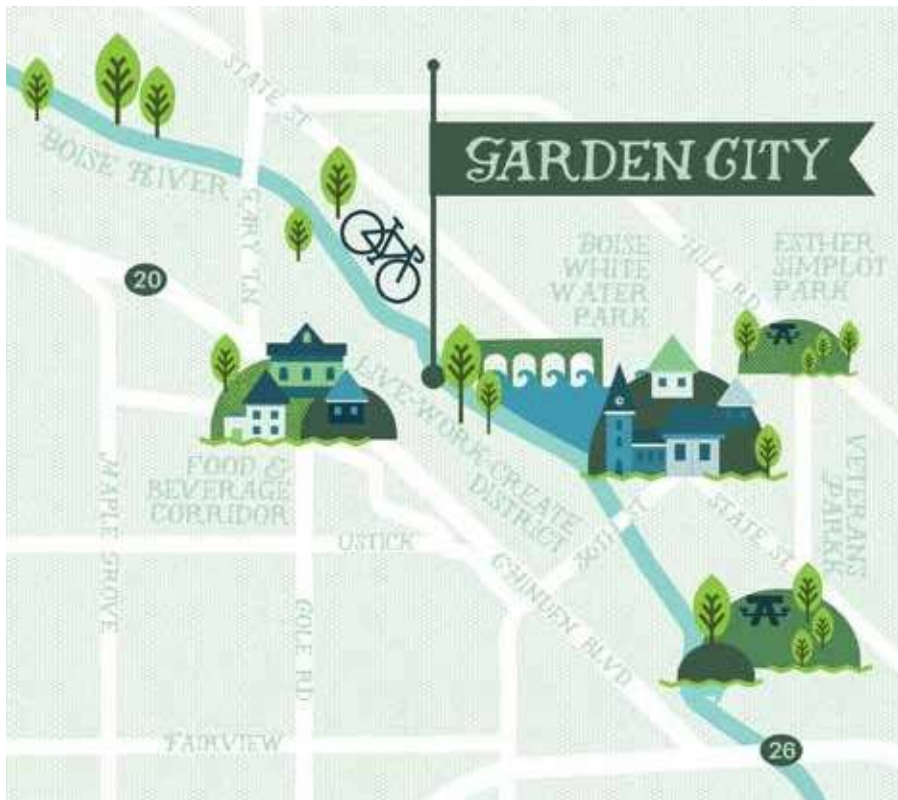
If you're looking for a quiet country setting with all the homegrown goodness of a small town, then Star is where you'll want to plant your roots.





Whitewater Park

# Garden City



## The City Within a City

Garden City is a strip of land that cuts through other Treasure Valley cities, but don't let its close proximity to Boise and Eagle confuse you — it has an identity all its own. This town has a long, historic past: Its thoroughfare, Chinden Boulevard, is a mashup of the words “Chinese” and “gardens” and reflects the city’s agricultural background. Now, Garden City is known for its vibrant mix of arts and makers and its access to the Boise River.





*By the Numbers*  
 Year Incorporated: **1967**  
 Population: **12,167**  
 Median Household Income: **\$49,318**  
 Median Home Listing Price: **\$475,000**  
 People Per Household: **2.22**  
 Driving Distance to Boise: **2.2 miles**

### Cruise the Craft Beverage Corridor

Ask a Treasure Valley resident about Garden City and they'll start talking about their favorite beverage. That's because Garden City is home to some of the most inventive wineries, breweries, and cideries in the state. The city's craft beverage corridor is full of award winners like Cinder Wines, Meriwether Cider, Coiled Winery, Split Rail Winery, Bella Brewing, Crooked Fence Brewing, and so many more. The drinking opportunities here make Garden City an ideal spot for a staycation (just be sure to use a designated driver!).

### Immerse Yourself In the Arts

Garden City is only four square miles, but it boasts an impressive collection of artists and makers. Locals love the Surel Mitchell Live-Work-Create District, named after a longtime artist, as well as performance venues like the Visual Arts Collective. While you're in town, look for the large, colorful signs that mark the Garden City Artisans Pathway.

### Surf the River

Surfing on a river? You can do it in Garden City! The Boise Whitewater Park, which borders Garden City, features one of the first adjustable river waves in the world. Kayakers love this unusual feature, too, and use it to test their skills before hitting bigger waves on the Payette.

The Greenbelt, a riverside path that winds its way through Boise, Garden City, and Eagle, is one of the most popular things to do in town. On any given day, in any weather, you'll find walkers, runners, and cyclists taking advantage of this beautiful thoroughfare.

### Live In the 'Village'

Garden City residents refer to the town as a "village," and it can definitely feel like one. You'll find housing options ranging from gorgeous riverside condos to affordable single-family homes. Nearby schools include the award-winning Anser Charter School, which is consistently ranked among the valley's best.

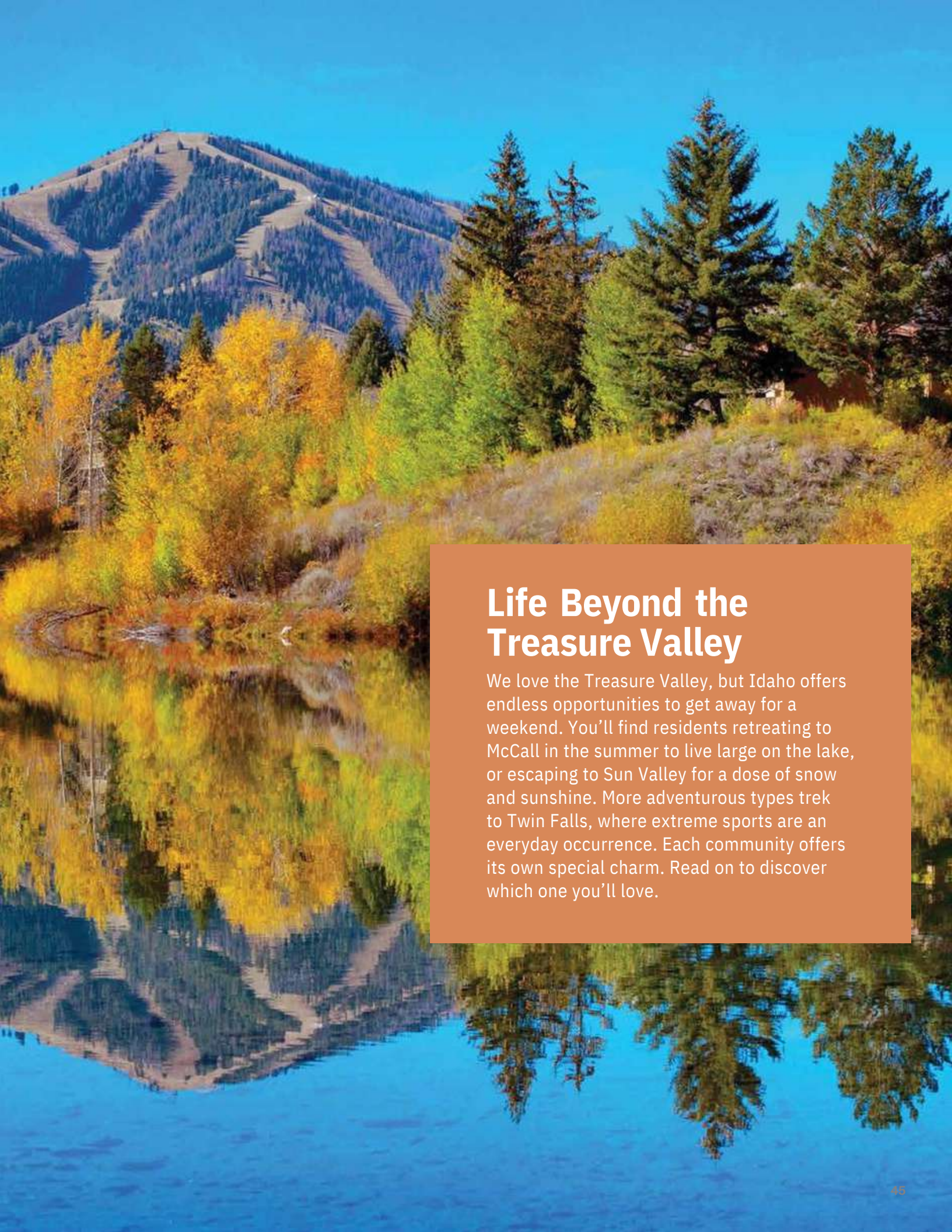
Garden City is an ideal spot for people or families who want to experience vibrant, mixed-use neighborhoods that are unlike anything else available in the Treasure Valley. With plenty of access to the outdoors, and just minutes away from Downtown Boise, it's no wonder that this city is one to watch.



## Sun Valley Lake







## Life Beyond the Treasure Valley

We love the Treasure Valley, but Idaho offers endless opportunities to get away for a weekend. You'll find residents retreating to McCall in the summer to live large on the lake, or escaping to Sun Valley for a dose of snow and sunshine. More adventurous types trek to Twin Falls, where extreme sports are an everyday occurrence. Each community offers its own special charm. Read on to discover which one you'll love.



# McCall

## There's More to Love in McCall

McCall is nestled against gorgeous Payette Lake, a 5,330-acre stretch of pure glacial water. The lake is the center of life in McCall: In the summer, you'll find water skiers and boaters soaking up the sun. In the winter, it's snowmobilers and skiers. McCall is an exceptionally popular place for second homes, which are still much more affordable than comparable properties in surrounding states.



“A great place to  
build a legacy.”

Photo by Chad Case Photography



PPaayyeetttee LLakke





## **Fun for Families**

Brundage Mountain Resort boasts “the best snow in Idaho” and is a favorite for local skiers and snowboarders. During the summer months, it hosts mountain bikers who take the chair lift to the top of the mountain before speeding down as well as hikers who enjoy the wildflowers and amazing views.

Ponderosa State Park, which covers about 1,000 acres of a peninsula that overlooks Payette Lake, is a celebrated spot for hiking. Get your heart rate up and catch the sunset over the lake before taking the kids to old-school burger joint My Father’s Place.

The McCall Winter Carnival, a tradition that stretches back generations, transforms this town into a winter wonderland with carved snow sculptures and parades — be prepared for crowds, because this week-long festival attracts 60,000 people!

## **Buying In a Vacation Town**

Despite its raging popularity, McCall is still a small town that counts fewer than 3,000 full-time residents. It’s an easy drive from the Treasure Valley on Highway 55 — less than two hours — which makes it a great getaway any time of year.

McCall is a great place for a second home. For more than 100 years, Idahoans have been camping, hiking, and boating in this beautiful spot. It’s a great place to build a legacy that you can pass down to your children and grandkids.





# Twin Falls

Shoshone Falls

## **Epic Adventures Await In Twin Falls**

Twin Falls is full of unexpected wonders. Located about an hour and 20 minutes from Boise, this high-desert city is known for its booming economy and its intense outdoor opportunities.

## **Go Jump Off a Bridge**

Twin Falls is bounded on one side by the awesome Snake River Canyon, which plunges hundreds of feet to the Snake River below. The I.B. Perrine Bridge spans the canyon, and it's here you'll find flocks of BASE jumpers from around the world. But they're not hurling themselves off the bridge illegally — Twin Falls welcomes jumpers with open arms. In fact, the world BASE jumping record was set right on this bridge!

## **Waterfalls Everywhere**

Travel further up the canyon and you'll discover Shoshone Falls, a behemoth of a waterfall that drops 212 feet — even further than Niagara. During the spring months, Shoshone Falls is an attraction that draws crowds from hundreds of miles. The falls run year round, but authorities begin diverting water for farm use in June, so prime viewing is in April and May.





Downtown



Snake River Canyon

## A Great Place to Live

Besides a facelift for its historic downtown, Twin Falls has invested millions into infrastructure like a canyon rim trail and parks. This city is popular with families who appreciate its schools, its small-town feel, and its easy access to recreation along the river and the South Hills.

Twin Falls is one of the gems of the Gem State — still small enough to feel cozy, but big enough to offer amenities for growing families and businesses. It's the perfect place for up-and-coming ideas and a relaxed lifestyle.

## A Hub for Business

Recently, national companies have discovered that Twin Falls is a friendly place to do business. Here, you'll find a Chobani yogurt plant and a Clif Bar bakery that employ hundreds of people. You can find many big-box stores in the area that borders the canyon, but travel through town and you'll find a charming downtown that has been revitalized through a reinvestment campaign. This section of the city has craft breweries, delicious restaurants, and mom-and-pop shopping.



# Sun Valley

## Idaho's Most Celebrated Playground

The Sun Valley area — which includes the Sun Valley Resort, its sister town Ketchum, and smaller communities Bellevue and Hailey — has been a haven for celebrities since the 1930s. That's when the Sun Valley Resort opened and immediately began attracting movie stars who wanted to ski in the sunshine. This area is a beautiful place to establish a second home — laid back yet elegant.

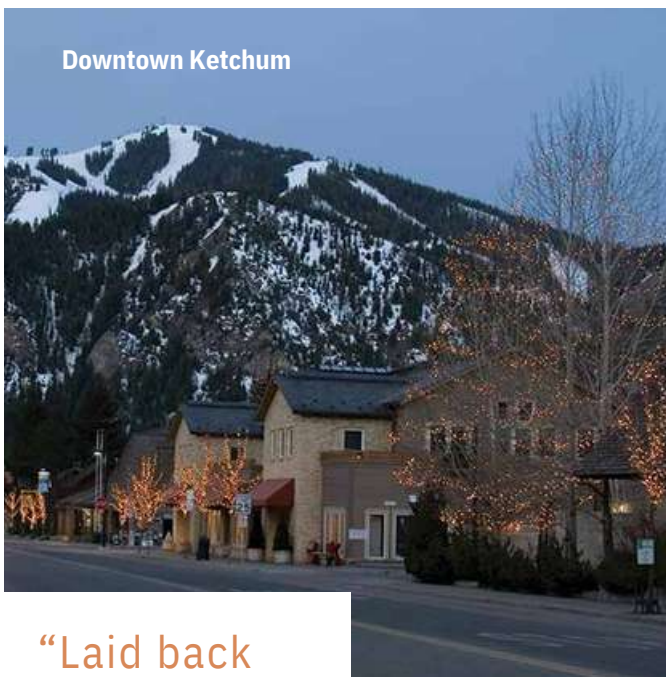




## Where Skiing Is King

The spectacular snow in Sun Valley has always been its main draw. The Sun Valley Resort is comprised of two mountains, Dollar and Bald, that offer both easy runs and heart-stopping thrills. Although some of the richest people in the world come here to play (and to work at the famous Allen and Co. conference, which attracts billionaires like Jeff Bezos and Mark Zuckerberg), the atmosphere is refreshingly unpretentious.

Downtown Ketchum



“Laid back yet elegant.”

## Four-Season Fun

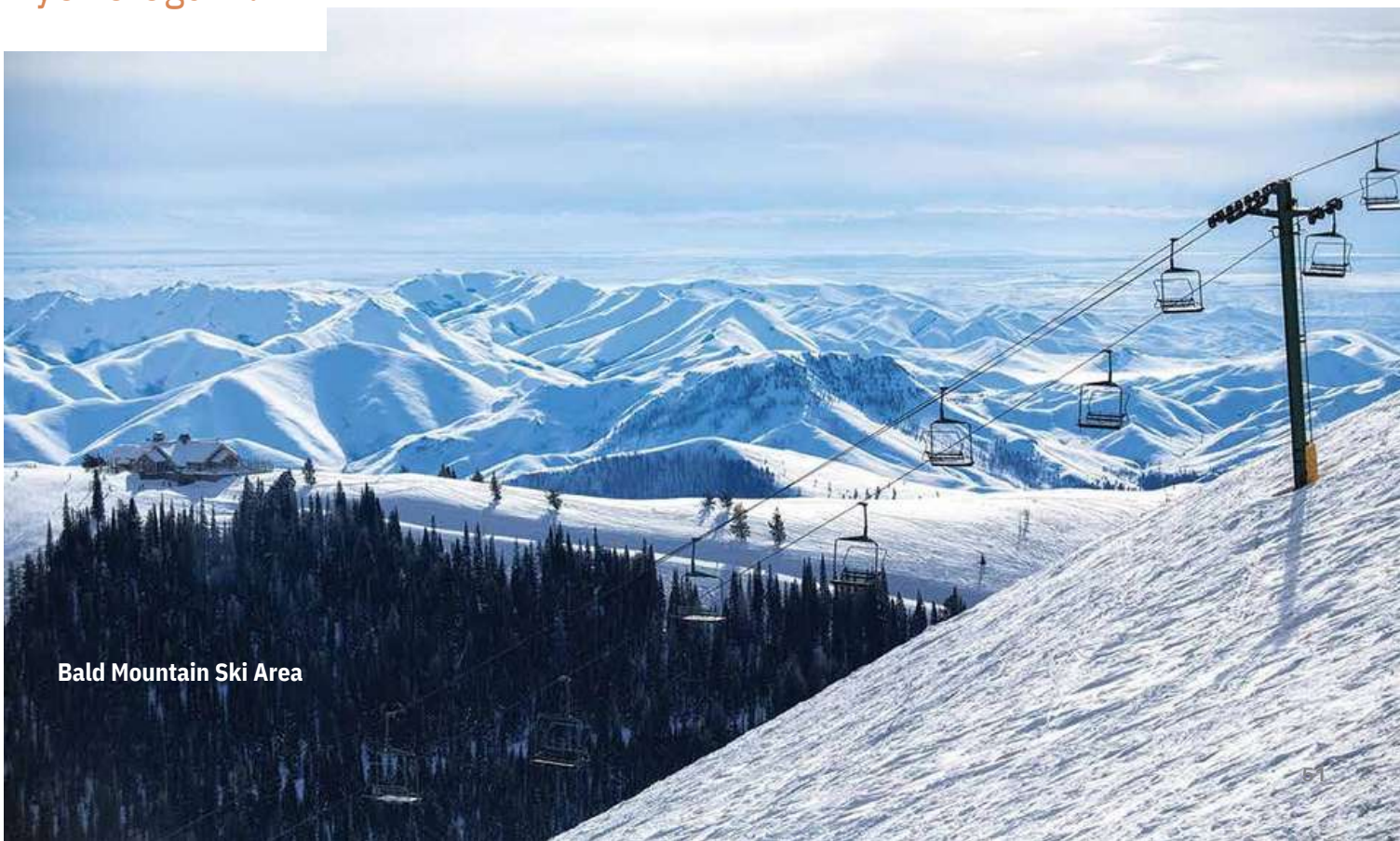
Of course, skiing isn't the only thing to do in this beautiful neck of the woods. The area is also well known for its highly technical fly fishing, which attracted Ernest Hemingway to the banks of the Wood River (he is buried in the cemetery in Ketchum). Hiking and cycling opportunities abound, as well, and the Sawtooth Mountains are just a short drive north.

## Great for Getaways

The Sun Valley area is about three hours from Boise on uncrowded roads. There are many vacation homes available, but also an outstanding selection of condos. Sun Valley is a favorite for retirees who want to continue to live an active, outdoor life.

This gorgeous playground has all of the opportunities of Vail or Aspen with the atmosphere of a charming small town. You'll love the historic city center of Ketchum, or travel to Hailey (where actor Bruce Willis once owned several businesses) or Bellevue for more affordable housing options.

Bald Mountain Ski Area

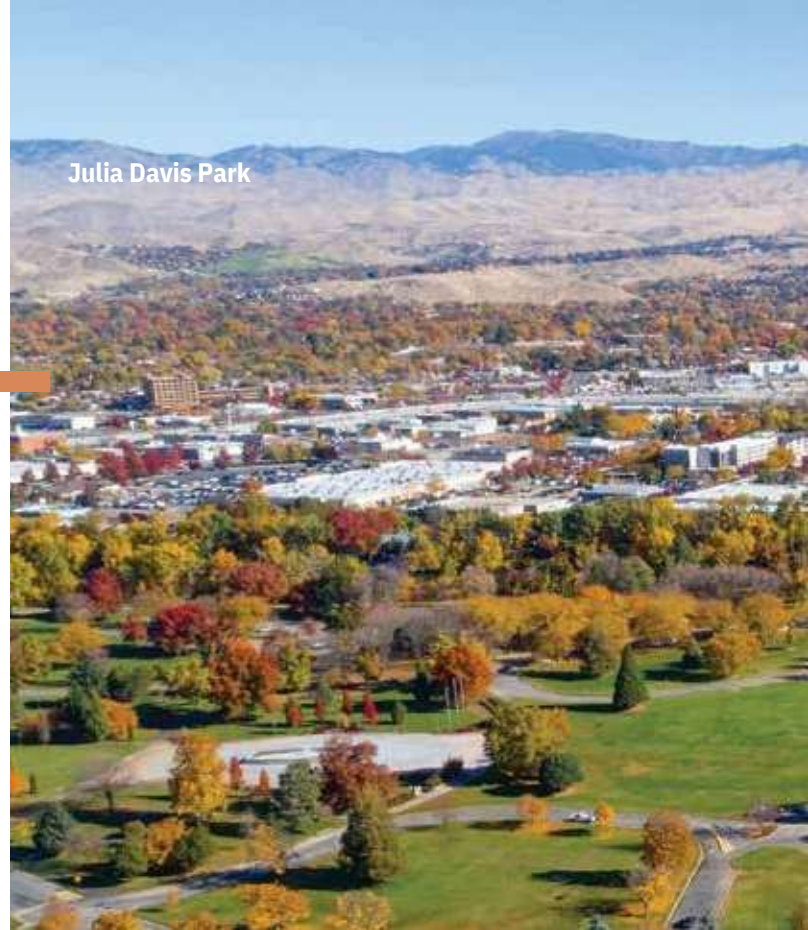




# The Greenbelt: Exploring the Jewel of the Treasure Valley

Ask Treasure Valley residents about their most beloved spots and you're sure to hear two words: The Greenbelt. This 25-mile pathway meanders along the Boise River, connecting 850 acres of parks and three cities (Boise, Garden City, and Eagle) along the way.

It's impossible to showcase all of this trail's features in one article, so we'll begin with a few highlights to get you started. The Greenbelt isn't opened to motorized vehicles, aside from the golf carts used by the volunteer Greenbelt Safety Team, so a bike or your own two feet are all you need to have an adventure.



Julia Davis Park

## The Heron Rookery near Bown Crossing

More than 50 years ago, when the Greenbelt was This beautiful, historic area is one of **PRO TIP** conceived by civic leaders, the Boise River wasn't Boise's "Ribbon of Jewels," a series of While traveling exactly a source of pride. It was parks named for influential women along the **PRO TIP** a dumping ground and not very civic leaders. Julia Davis and her Greenbelt, keep **PRO TIP** Go in the spring hospitable to the native wildlife an eye out for Zoo husband, Tom Davis, were pioneers when the rookery is Boise's giraffes along its banks. Now, however, it's most active. In the early days of the city. Tom peeking out from a favorite spot of wildlife watchers, turned 43 acres over to Boise in 1907 their enclosure. including birders who flock (pun in memory of his wife. Over the years, intended!) to this blue heron rookery. To see the nests the park expanded to 89 acres and now and catch a glimpse of the herons in action, head to the houses a number of cultural attractions, including the south side of the Greenbelt immediately upstream from Boise Art Museum, the Idaho State Historical Museum, Bown Crossing. Zoo Boise, the Boise Rose Garden, the Idaho Black History Museum, and pavilions and spaces for public performances.

## Kathryn Albertson Park

This park — also one of Boise's Ribbon of Jewels — is known for its amazing wildlife. At 41 acres, it offers plenty of space to explore and observe the thousands of waterfowl, owls, songbirds, turtles, salamanders, and more that make their homes in the park. It's also a popular spot for weddings and graduation and family pictures, especially when colors begin popping in the fall.

### PRO TIP

Each walking loop in the park is only ¾ of a mile, making it perfect for a short jaunt with kids.

## Julia Davis Park

## Natatorium Pool and Hydrotube

Swimmers have been finding relief **PRO TIP** from Boise's dry, hot summers here Save money with since 1892. The original Natatorium a season pass was a wooden Moorish Revival (currently \$25-\$40). structure along the city's trolley line that attracted thousands of swimmers, but had to close in the 1930s due to safety concerns. However, the current Natatorium still offers a safe space for kids and adults alike to beat the heat. Features include a toddler pool, a café, and a hydrotube for adventure seekers.





## Look for the Signs

A trip down the Greenbelt isn't just good for your health, it's a great opportunity to explore Boise's history. Check out the permanent signs posted by the Boise River Greenbelt Historical Education Project to learn more about architecture, early residents, Chinese gardens, and so much more.

## “Ribbon of Jewels.”

### Warm Springs Golf Course

Here's a well-kept secret: Idaho is full of great golfing opportunities — and more than 200 days of sun per year! The Warm Springs Golf Course is nestled along the banks of the Boise River and is easily accessible from the Greenbelt. This 18-hole course features mature, lush landscaping and views of the Foothills ... and it's open from sunrise to sunset seven days per week, so you can hit the links to your heart's content. Regular season rates range from \$30-\$36 for 18 holes and \$26-\$27 for nine holes.

#### PRO TIP

Head to the course after 2:30 p.m. for the special Twilight Rate.

### Marianne Williams Park

#### PRO TIP

The ponds at Marianne Williams Park are great for kids and beginning anglers.

Looking for a bit of peace? This Greenbelt stop is a haven for those seeking solitude: There are no bicycles or pets allowed, just pedestrians. At 72 acres, Marianne Williams Park is one of Boise's largest and offers great views East Boise's Barber Valley. It's also home to two great fishing ponds, Loggers Pond and Williams Pond

### Baggley Park

This park is on the smaller side at seven acres, but it packs so much into the space! This Southeast Boise favorite has picnic areas and courts for tennis, basketball, and volleyball, plus a playground suitable for children ages 2-12

#### PRO TIP

Are you a pickleball player? You'll find enthusiasts (there seem to be more every day in Boise) at the court here.

## Greenbelt Etiquette

This trail is used by people out for a gentle stroll and zooming cyclists alike, so proper etiquette is key to keeping everyone happy. Here are a few tips to help you make the most of your outing.

- Pedestrians have the right of way, always.
- If you're on a bike, let pedestrians know that you'll be moving around them by announcing your location ("On your left!").
- Stick to the right side of the path so others can pass you.
- Dogs are allowed on leashes. Don't forget to pick up after your pets!
- Don't head off trail. You could disturb wildlife or damage riparian areas.
- If you encounter an unpaved section while on a bike, turn around. Those areas are for pedestrians only
- Certain areas along the Greenbelt are prone to flooding during high water years. Obey posted warnings and don't attempt to bike or wade through a flooded section





# Cast Your Line at the Treasure Valley's Best Fishing Spots

We all know that a river runs through Boise — a well-stocked river where you can find anglers casting their lines during their lunch break. But the Treasure Valley is also home to countless small ponds, big reservoirs, and Boise River tributaries. Everyone from kids to experienced enthusiasts will find plenty of opportunities to break out their rod and reel. Visit Idaho Fish and Game online to get your fishing license and boat registration, and to keep an eye on stocking schedules.

## Blacks Creek Reservoir

Just southeast of Boise, this 106-acre reservoir is a year-round spot. If you and your family have ever wanted to try ice fishing, this is your chance! You'll also catch some breathtaking views of the surrounding public lands.

**REEL IT IN** bluegill, perch, yellow perch (winter)

## Lucky Peak Reservoir

Lucky Peak is one of the best reasons to live in the Treasure Valley! Just 10 minutes from downtown Boise, the reservoir is more than 2,700 acres. It can get a little crowded in summer, so go early or late in the day to avoid boaters and water skiers.

**REEL IT IN** kokanee, rainbow trout, smallmouth bass, yellow perch, mountain whitefish

## Boise River

Don't wait for the weekend to get in some fishing. The Boise River is accessible via several bridges, parks, and boat ramps throughout Boise and Eagle. You can easily drop a line while biking the Greenbelt or after work.

**REEL IT IN** largemouth bass, chinook salmon, brown trout, mountain whitefish, smallmouth bass, catfish, rainbow trout, steelhead (winter)

## Quinn's Pond

Quinn's Pond is a different kind of urban hot spot. Fishing docks, beach areas, and proximity to the Greenbelt make it popular for fishing, swimming, stand-up paddle boarding, and kayaking.

**REEL IT IN** bluegill/pumpkinseed/sunfish, largemouth bass, yellow perch, catfish, rainbow trout

## Veterans Park Pond

Another popular downtown Boise pond is located in Veterans Park. Ideally situated on the Greenbelt, the park includes several lovely memorials, as well as a playground for young anglers to burn some energy.

**REEL IT IN** bluegill/pumpkinseed/sunfish, largemouth bass, rainbow trout

## Esther Simplot Pond I & Pond II

Nestled between Veterans Pond and Quinn's Pond, Esther Simplot Park is an urban oasis. Its two large ponds and their beaches attract anglers, bird-watchers, and swimmers alike. Make a day of it and enjoy the nearby walking and biking paths, picnic shelters, and playground.

**REEL IT IN** rainbow trout, bluegill/pumpkinseed/sunfish, bullhead catfish, largemouth bass

## Parkcenter Pond

Just outside downtown Boise, this spot is conveniently located near the Boise State campus. Cast a line from the dock or bank, and you may come away with a surprisingly large catfish. The pond is also part of the Idaho Birding Trail, so keep an eye out for waterfowl.

**REEL IT IN** bluegill/pumpkinseed/sunfish, largemouth bass, yellow perch, catfish, rainbow trout

## Williams Pond

East Boise's Marianne Williams Park is a haven for walkers, birders, and anglers. Its pond boasts a large fishing platform, as well plenty of shoreline accessible from the paved path that surrounds it. Don't get it mixed up with nearby Loggers Pond, which is not stocked.

**REEL IT IN** bluegill/pumpkinseed/sunfish, largemouth bass, rainbow trout

## Riverside Pond

Nestled into a quiet neighborhood right off the Boise Greenbelt, this Garden City fishing hole is perfect for all ages. A new, large fishing dock has room for everyone to try for bluegill and stocked rainbow trout.

**REEL IT IN** bluegill/pumpkinseed/sunfish, rainbow trout



## Mariposa Pond

As the name suggests, West Boise's Mariposa Park is dedicated to butterfly conservation. After you've had your fill of fishing the pond, check out the educational pollinator garden or let Fido enjoy the dog area.

**REEL IT IN** rainbow trout

stocked twice a month and is an easy fishing spot for the whole family. The surrounding park offers a large playground, tennis courts, horseshoe pits, splashpads, and more.

**REEL IT IN** bluegill/pumpkinseed/sunfish, largemouth bass, rainbow trout.

## Kleiner Pond

Another family-friendly Meridian pond is within Julius M. Kleiner Memorial Park. Gather on the grassy banks or take advantage of the large fishing platform. While you're there, you can play a little sand volleyball, horseshoes, basketball, bocce ball, and much more.

**REEL IT IN** bluegill/pumpkinseed/sunfish, largemouth bass, rainbow trout

## Sego Prairie Pond

Kuna residents visit this little gem for year-round trout and bass fishing. The surrounding Nicholson Park and nearby Indian Creek add to the appeal.

**REEL IT IN** bluegill/pumpkinseed/sunfish, largemouth bass, rainbow trout

## Eagle Island Pond

If you're headed here, bring the family and make a day of it. Located west of the town of Eagle within Eagle Island State Park, this hugely popular summer destination offers a swimming beach, waterslide, disc golf, and more. State park fees apply.

**REEL IT IN** bluegill/pumpkinseed/sunfish, largemouth bass, rainbow trout.

## Wilson Springs Pond Complex

What's a pond complex, you ask? It's a network of five ponds in Nampa. Recently deepened to accommodate bigger fish, the ponds total about 17 acres. Paved and

unimproved trails make it easy for all ages to explore the natural surroundings.

**REEL IT IN** bluegill/pumpkinseed/sunfish, largemouth bass, rainbow trout

## Lake Lowell

This large reservoir is where Nampa locals go for fishing, boating, stand-up paddle boarding, and wildlife watching. It's open year-round, but the best time to go is April-September.

**REEL IT IN** bluegill/pumpkinseed/sunfish, bullhead catfish, largemouth bass, yellow perch, small mouth bass, catfish, white crappie

## Caldwell Rotary Pond

New fishing docks, lots of shade, and regular stocking make this spot a winner for all ages and ability levels. Anglers are welcome to bring small watercraft and float tubes.

**REEL IT IN** bluegill/pumpkinseed/sunfish, largemouth bass, catfish, rainbow trout

## Caldwell Gravel Ponds

These two ponds have plenty to offer, including two fishing docks, plenty of shoreline, and a restroom. The site is even undergoing a five-year project to deepen the ponds and improve fishing conditions.

**REEL IT IN** bluegill/pumpkinseed/sunfish, largemouth bass, catfish, rainbow trout

## Duff Lane Pond

Just outside of Middleton, this 5.5-acre fishing hole is at its best in spring. A ramp for launching small boats and float craft, two fishing docks, and restrooms make it accessible for all.

**REEL IT IN** bluegill/pumpkinseed/sunfish, largemouth bass, rainbow trout

## Free Fishing Day

Whether you're a rookie or a pro, don't miss this annual celebration of fishing! Held the second Saturday in June, it's the only day of the year you'll be able to cast your line without a license. Idaho Fish and Game puts on several free events throughout the state to help first-timers discover the joys of fishing. They even have some loaner gear, so no excuses!

## Mariposa Pond

As the name suggests, West Boise's Mariposa Park is dedicated to butterfly conservation. After you've had your fill of fishing the pond, check out the educational pollinator garden or let Fido enjoy the dog area.

**REEL IT IN** rainbow trout

## McDevitt Pond

This small neighborhood pond is in West Boise, just before you hit the city of Meridian. Sneak out of your kids' Little League game with your rod and reel or let them enjoy the skatepark and playground while you cast.

**REEL IT IN** bluegill/pumpkinseed/sunfish, largemouth bass, catfish, rainbow trout.

## Settlers Park Pond

If you live in Meridian, there's no need to head to Boise for fishing. This small neighborhood pond is



# Idaho's Home for Healthcare

The Treasure Valley is home to three large healthcare systems: St. Luke's, Saint Alphonsus, and the VA Medical Center. These institutions offer a stunning array of services, ranging from social work to cancer treatment to neurology and orthopedics.

## ST. LUKE'S

This hospital has cared for the people of the Treasure Valley since 1902. St. Luke's Boise is the largest healthcare provider and the flagship hospital of St. Luke's Healthcare System, providing access to highly skilled specialists, nurses, and staff within a friendly campus designed for healing. Its many branches include:

- St. Luke's Children's Hospital, the only children's hospital in Idaho
- St. Luke's Heart
- St. Luke's Mountain State Tumor Institute's largest clinic
- St. Luke's Center for Minimally Invasive Surgery

St. Luke's serves Boise, with additional campuses in Eagle, Meridian, Nampa, Twin Falls, and Ketchum.

### ST. LUKE'S BOISE MEDICAL CENTER

190 E. Bannock St. Boise, ID 83712  
(208) 381-2222  
StLukesOnline.org

## SAINT ALPHONSUS

Saint Alphonsus has the region's only Level II Trauma Center, but it also offers cancer care, cardiovascular services, urgent care, neurological services, orthopedics, primary care, surgery, and women's services.

Saint Alphonsus serves Boise, with additional campuses in Eagle and Nampa.

### SAINT ALPHONSUS REGIONAL MEDICAL CENTER

1055 N. Curtis Road Boise, ID 83706  
(208) 367-2121  
SaintAlphonsus.org

## BOISE VA MEDICAL CENTER

Veterans will find a full range of services at this historic campus, which serves roughly 28,000 vets each year. Services include chronic pain management, extended care and rehabilitation, the medical foster home program, mental health services, primary care, social work, surgery, specialty care, research, and a pharmacy.

### BOISE VA MEDICAL CENTER

500 Fort Street Boise, ID 83702  
(208) 422-1000  
Boise.VA.gov

# Get a Treasure Valley Education

You'll be pleased with the educational options available here. The Treasure Valley has a wide variety of public, private, and homeschooling options that will allow you to choose what is best for you and your children — or yourself! This area is home to the largest university in Idaho, Boise State University, as well as smaller colleges and branches of other major Idaho universities. Which option is right for you and your family?

Read on to find out.



## PUBLIC SCHOOLS

### **BOISE SCHOOL DISTRICT**

8169 W Victory Rd. Boise, ID 83709  
(208) 854-4000  
BoiseSchools.org  
• 34 elementary schools  
• 8 junior high schools  
• 5 high schools

### **WEST ADA SCHOOL DISTRICT**

1303 East Central Dr., Meridian, ID 83642  
(208) 855-4500  
WestAda.org  
• 32 elementary schools  
• 10 junior high schools  
• 9 high schools

### **NAMPA SCHOOL DISTRICT**

619 South Canyon, Nampa, ID 83686  
(208) 465-2700  
NSD131.org  
• 14 elementary schools  
• 3 junior high schools  
• 3 high schools

### **CALDWELL SCHOOL DISTRICT**

1101 E Caldwell Blvd., Caldwell, ID 83605  
(208) 455-3300  
CaldwellSchools.org  
• 6 elementary schools  
• 2 junior high schools  
• 2 high schools

### **VALLIVUE SCHOOL DISTRICT**

5207 S. Montana, Caldwell, ID 83607  
(208) 454-0445  
Vallivue.org  
• 7 elementary schools  
• 3 junior high schools  
• 3 high schools

### **MIDDLETON SCHOOL DISTRICT**

5 South Viking Ave., Middleton, ID 83644  
(208) 585-3027  
MSD134.org  
• 3 elementary schools  
• 1 junior high schools  
• 1 high schools

### **KUNA SCHOOL DISTRICT**

1450 Boise Street, Kuna, ID 83634  
(208) 922-1000  
KunaSchools.org  
• 5 elementary schools  
• 1 junior high  
• 1 high school

## PRIVATE SCHOOLS

### **BISHOP KELLY HIGH SCHOOL**

Grades 9-12  
7009 Franklin Road, Boise, ID 83709  
(208) 375-6010  
BK.org

### **BOISE VALLEY ADVENTIST SCHOOL**

Grades pre-K-8  
925 N. Cloverdale Rd., Boise, ID 83713  
(208) 376-7141  
BVAS.org

### **CALDWELL ADVENTIST ELEMENTARY**

Grades Infant - 8  
2317 Wisconsin Ave., Caldwell, ID 83605  
(208) 459-4313  
CaldwellAdventistElementary.NetAdvent.org

### **COLE VALLEY CHRISTIAN SCHOOLS**

Grades Pre-K-12  
8775 Ustick Road, Boise, ID 83704  
(208) 947-1212  
ColeValleyChristian.org

### **EAGLE ADVENTIST CHRISTIAN**

Grades Pre-K-8  
538 W State St., Eagle, ID 83616  
(208) 938-0093  
Ani830.AdventistSchoolConnect.org

### **FOOTHILLS SCHOOL OF ARTS**

Grades Pre-K-9  
618 S. Eighth St., Boise, ID 83702  
(208) 331-9260  
FoothillsSchool.org

### **NAMPA CHRISTIAN SCHOOLS**

Grades Infant-12  
505 W. Orchard Ave., Nampa, ID 83651  
(208) 466-8451  
NampaChristianSchools.com

### **RIVERSTONE INTERNATIONAL SCHOOL**

Grades Pre-K-12  
5521 Warm Springs Ave., Boise, ID 83716  
(208) 424-5000  
RiverStoneSchool.org

### **SACRED HEART CATHOLIC SCHOOL**

Grades Pre-K-8  
3901 Cassia St., Boise, ID 83705  
(208) 344-9738  
SacredHeartBoise.com

### **ST. JOSEPH'S CATHOLIC SCHOOL**

Grades K-8  
825 W. Fort St., Boise, ID 83702  
(208) 342-4909  
StJoes.com

### **SAINT MARY'S CATHOLIC SCHOOL**

Grades K-8  
2620 W State St., Boise, ID 83702  
(208) 342-7476  
StMarys-Boise.org

### **THE AMBROSE SCHOOL**

Grades K-12  
6100 N. Locust Grove Rd., Meridian, ID 83646  
(208) 323-3888  
TheAmbroseSchool.org

## HOMESCHOOLING INFO AND RESOURCES

### **HOMESCHOOL IDAHO**

P.O. Box 45062  
Boise, ID 83711  
HomeSchoolIdaho.org

### **SELAH IDAHO**

SelahIdaho.org

### **CATHOLIC HOME EDUCATORS**

#### **OF THE TREASURE VALLEY**

Groups.Yahoo.com/Neo/Groups/  
CHEofTV/info

## HIGHER EDUCATION

### **BOISE STATE UNIVERSITY**

1910 University Dr., Boise, ID 83725  
(208) 426-1000  
BoiseState.edu  
Enrollment: 23,886

### **COLLEGE OF IDAHO**

2112 Cleveland Blvd., Caldwell, ID 83605  
(208) 459-5011  
CollegeofIdaho.edu  
Enrollment: 925

### **BOISE BIBLE COLLEGE**

8695 W. Marigold St., Boise, ID 83714  
(208) 376-7731  
BoiseBible.edu  
Enrollment: Approximately 170

### **NORTHWEST NAZARENE UNIVERSITY**

623 S. University Blvd, Nampa, Idaho 83686  
(208) 467-8011  
NNU.edu  
Enrollment: 2,000

### **IDAHO COLLEGE OF**

#### **OSTEOPATHIC MEDICINE**

1401 E. Central Dr. Meridian, Idaho 83642  
208-696-4266  
IdahoCom.org





# Love Your Community

y

Homes of Idaho has lead or sponsored events that have benefited The Boys and Girls Club, The Salvation Army, Habitat for Humanity, Toys for Tots, Stampede for the Cure, The REACH Foundation, Idaho Gives, Family Justice Center, The Idaho Foodbank, and others!

## **Community Involvement**

Homes of Idaho is extremely active in their local community. The organization is maintains a membership in the Idaho Chamber of Commerce in each city they service. Homes of Idaho hosts annual community events for Trunk or Treats, Easter Egg Hunts, and Pictures with Santa. All events are FREE to the community with donations to benefit their charitable organizations.

## **Charity and Sponsorship**

Homes of Idaho has been the stage sponsor for the God & Country Festival for several years. Additionally, they hosted their very own Gala to benefit Advocates Against Family Violence in 2019.





“Our values are Honesty, Optimism, and Integrity.”



“We strive to inspire and uplift all of Idaho.”





# THE AMERICAN DREAM

## AMERICAN DREAM TV

American Dream TV is a National Television Show highlighting lifestyle & real estate in your city, as Real Estate has become a central focal point in the world of entertainment and the American Dream TV, in cities all across the country. The American Dream now has unprecedented reach. Between preferred cable affiliates like CBS & partner stations in New York, Miami and Orlando and streaming channels such as Livestream, Amazon, Apple TV, and the AD app; the American

## About American Dream TV

Craig Sewing is a nationally recognized thought leader, speaker, and modern day media entrepreneur. As the CEO of Ignite Now Media, and the creator of the TV show, "The American Dream," Craig has proven to be a David vs. Goliath story building an entrepreneurial media model, combating negative news cycles, with stories that unite and inspire.

Craig has successfully created a significant following, with media programs, not owned by any network, and with an unscripted free style approach to hosting. He speaks vocally about the great opportunity to succeed in today's digital age, while not forgetting the old school values of hard work, and building relationships. Something he attributes to "Midwest Values," being born in St. Louis, now operating out of San Diego California.

He believes the American Dream is a mindset, and an opportunity for those who desire to dream big.

He can be found on social media:  
Facebook: @theamericandreamtv  
Instagram: @craigsewingmedia  
Twitter: @craigsewing

Dream collectively shows to more than 8 Million Viewers nationwide every week. American Dream TV focuses on highlighting lifestyles, real estate, and the people behind those things.

## Homes of Idaho is a Power Player

What's the real American Dream? Craig Sewing, radio host and TV personality, explores this question and more in The American Dream, a national cable talk show. Different from other programs, our mission strays away from all negative viewpoints often found in the media, instead choosing to focus on educating, empowering, and engaging with viewers to help achieve personal American Dreams through subjects that include real estate, finance, and entrepreneurial mindset.

Homes of Idaho is one of a Top Expert in the Idaho Housing Market and have been featured on the show multiple times.

## DEFINING A POWER PLAYER

The American Dream is a Television show in its 5th year, which started in California and is now streaming and airing in nearly every major city. The central focus is real estate and the people behind it. The show weaves its storylines between topics like home ownership, lifestyles, entrepreneurship, charity, neighborhood, and family. In cities all across the country, the American Dream features 8-12 Power Players of Real Estate to establish them as the "Expert of their Market" within the show and network.

Homes of Idaho has been established as a power player and has earned the honor of being showcased by American Dream TV.





Boise, ID Skyline

# Live the Dream.





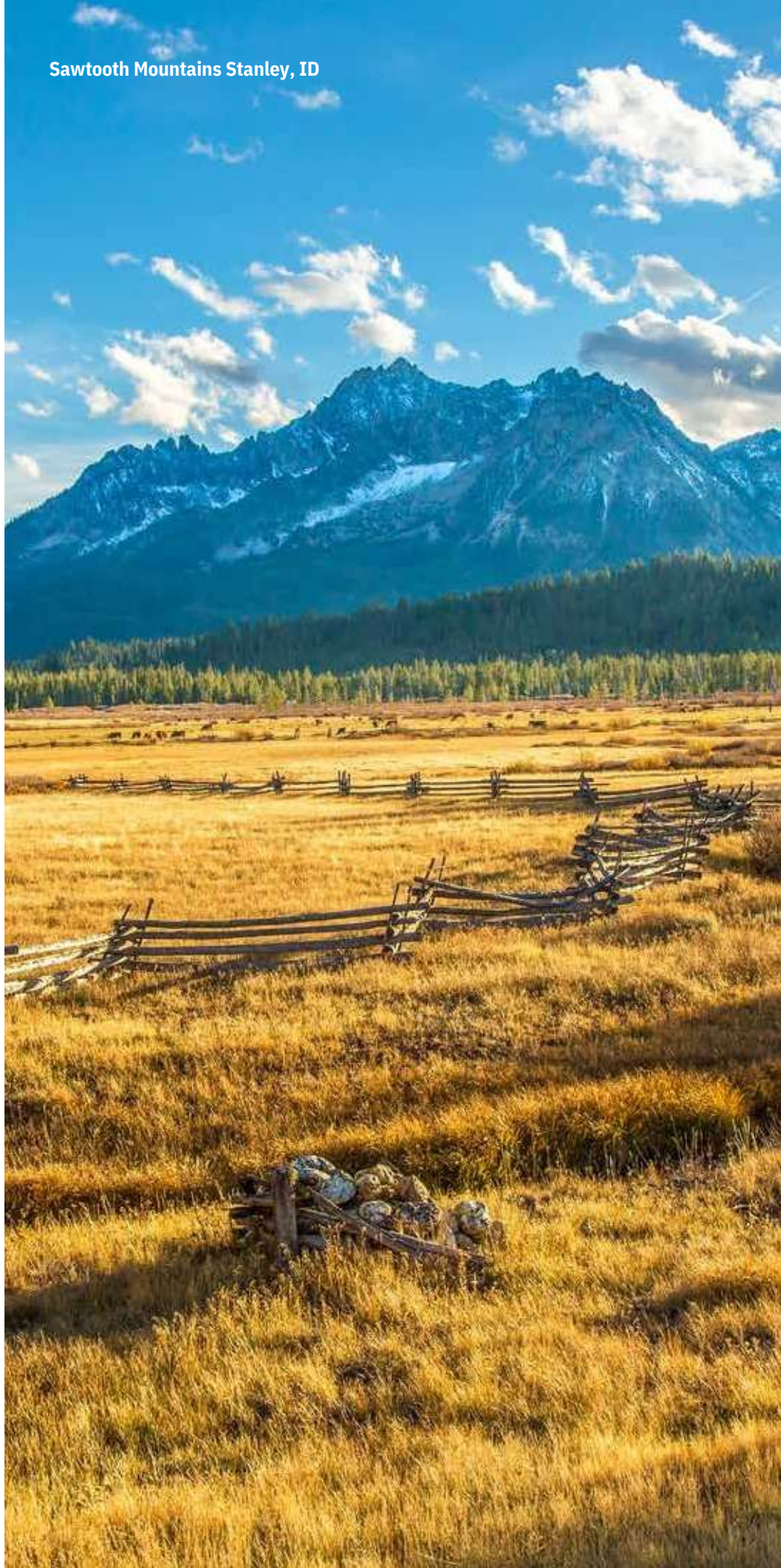
# Our Perks

## Download the App!

Download our mobile app to use GPS, map, and advanced searching options (link to: [app.idhomesearch.com](http://app.idhomesearch.com)).

## Benefits of Listing with Homes of Idaho

We are deliberate and focused to market our listings to a targeted online audience of home buyers that will most likely be interested. We focus on showcasing our listings locally and nationally utilizing the most cutting edge marketing that is available to the industry thanks to our incredible marketing partners and staff. We have a strong online reputation to bring the exposure to your listing that is deserved to achieve the highest possible selling price and the most money in your pocket at the closing!





## Our Moving Truck

Did you know that if you buy or sell with Homes of Idaho that you get to use one of our moving trucks at no cost? We are “with you for every move.”

If moving locally, use a Homes of Idaho client courtesy moving truck for FREE to make your move less stressful and more seamless!



“Where real estate dreams come true.”

## Benefits of Buying with Homes of Idaho

We focus on finding both “on market” and “off market” properties, and we have cutting edge tools and resources that give our clients a “leg up” when searching for the perfect home! We provide the most accurate, reliable, and up to date listing information straight from the MLS and our other resources. We are always either a click or phone call away, and we strive to provide excellent service beyond your expectations whether utilizing our tools and resources, or working with any of our real estate experts.

## Our Specialties

Our experience is vast, and we have agents who can assist with any transaction or client type. Residential, Commercial, Bare Land, Investment, New Construction, Luxury, Manufactured Home, Foreclosure, Estate, 1031 Exchange, Probate, Divorce, First Time Home Buyer, Veteran & Military, Relocation, Trade ups, Trade downs, etc.

## Our Mission

Provide our clients with the highest level of service, value, and expertise imaginable.





# Treasure Valley By the Numbers

## COST

DOING BUSINESS

**OF... 1/3** lower than Washington or California

LIVING

**92.5%** of the national average

A HOME

**88%** of the national average



## EDUCATION

**14** Institutes of higher education

**90** Languages spoken in the Boise School District

**50,000**

higher ed students



## PEOPLE

**715,000** Residents (and growing)

**0**

**1/5**

fastest-growing states in the nation (National Census Bureau)



**3.14%**

in-migration rate



**22 Minutes**

Average commute time

## TRAVEL

**3 Million**

People served by the Boise Airport each year



## WORKFORCE

**381,787**

People

**36.2**

Average age

**40%**

has a college degree



# Ready to Make the Move?

If you're ready to turn Idaho into Idahome, give us a call. We're happy to match you with a neighborhood and house that matches your lifestyle and offers a new way of living.

**Susan Davidson, Realtor**  
**Tel: 208-985-4461**  
**Susan@BoiseRE.com**  
**www.BoiseRE.com**

