

IDAHO HOME REALTY



REASONS TO LIVE IN THE LIVE VAILEY 1. MORE FAMILY TIME

With less time commuting and an abundance of family-friendly activities, there are more opportunities to spend time with your family and make memories to last a

Freedom means a lot of different things to different people-in Idaho, it means a

Diverse and evolving economic landscape, the Treasure Valley provides opportunities for start-up companies, young talent, and experienced entrepreneurs, building on a

common-sense government run by people who still have some sense.

Spring, summer, winter, and fall - every season in Idaho is a reason to celebrate. Each season brings about the excitement of getting outside and

well-laid foundation paved by long-standing, local corporations.

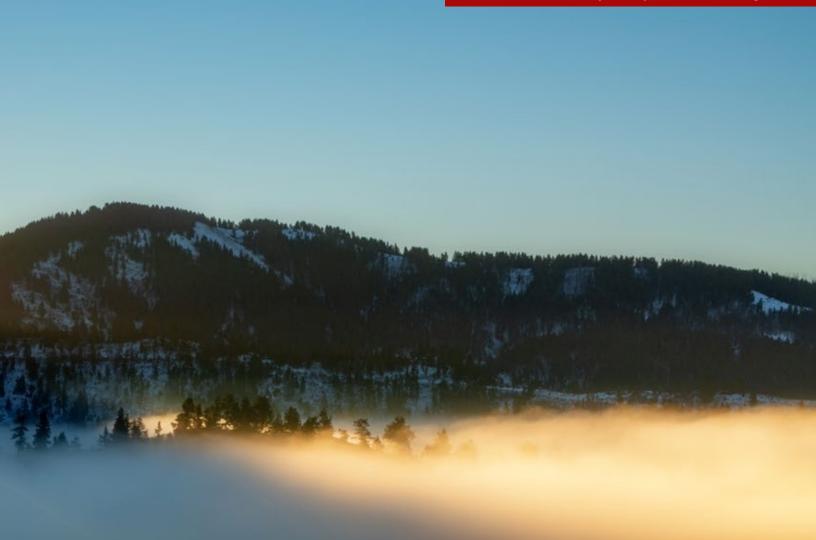
lifetime.

2. FREEDOM

3. FOUR BEAUTIFUL SEASONS

4. ECONOMY & OPPORTUNITY

enjoying the outdoors.



5. SAFE

Idaho has the third-lowest crime rate in the nation, according to a 2021 report. Meridian, Middleton, and Emmett are among the top ten safest cities in Idaho for 2020.

6. THE GREAT OUTDOORS

Camping, fishing, hunting, hiking, mountain biking, river rafting, hot springs, skiing, golfing, off-roading, and much more – all within minutes to a couple of hours away.

7. ARTS AND CULTURE

Boise has first-class shopping, theatre, live music, sporting events, dining, microbrew beer, wine tasting, and more for those that prefer not to get dirt under their fingernails.

8. HIGHER EDUCATION

Idaho boasts several top-ranking colleges and universities that compete at the highest levels in their dedicated fields of study. In Idaho, you get the best of looks and brains.

9. SUMMER LIFE

Farmers markets, outdoor music festivals, First Thursday, river floating, camping – There is so much to do during summer in Idaho that it stays light until after 10 pm!

10. WINTER SPORTS

Skiing in Idaho is among the best in the country. The breathtaking scenery is the perfect complement to its 18 resorts with 28,000 vertical feet of terrain on over 18,000 acres of spectacular snow-soaked mountains.

Treasure Valley Season's

If you like sunshine, you'll love the Treasure Valley.

With an average of 220 sunny days, low humidity and just 12.1 inches of precipitation, the climate here is ideal for spending time outside. Weather in the Treasure Valley is influenced by Pacific weather patterns which help moderate temperature extremes.

winter

AVERAGE HIGH: 47 F AVERAGE LOW: 27 F SEASONAL RAINFALL: 5.14"

Nov 18 - Feb 21 Even though the weather gets chilly, there's no reason to stay indoors. Walk, run or ride on the Boise River Greenbelt or head up to Bogus Basin for the day with various runs for all different abilities.



spring

AVERAGE HIGH: 63 F AVERAGE LOW: 36 F SEASONAL RAINFALL: 5.73"

Feb 22 - Jun 14 Spring gives way to warmer afternoons with chilly early mornings and evenings. As the days slowly get longer, you'll have more time to enjoy the best of the Treasure Valley, from camping to downtown entertainment.



s u m m e r

AVERAGE HIGH: 85 F AVERAGE LOW: 56 F SEASONAL RAINFALL: 1.84"

Jun 15 - Sep 11 Nothing quite compares to a Treasure Valley summer. Float the Boise River, plan BBQs with friends, or relax outdoors on the patio of family friendly local restaurants. And don't forget about the natural beauty of Idaho - Get outside!

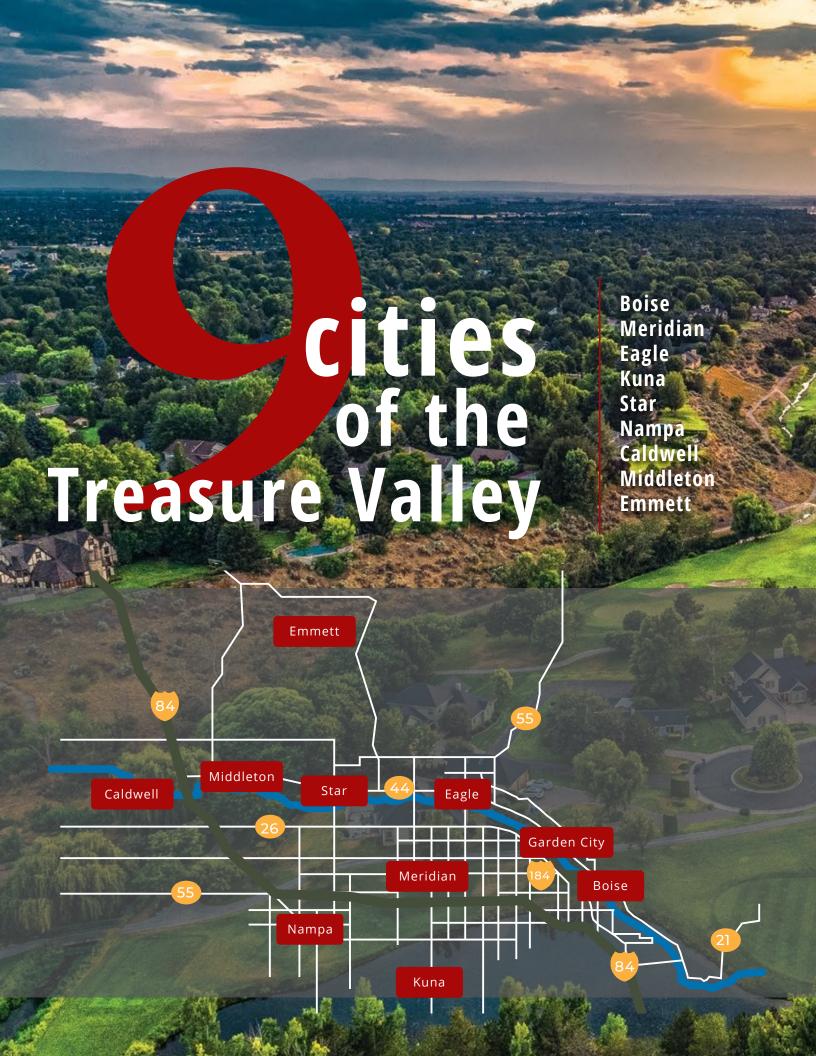


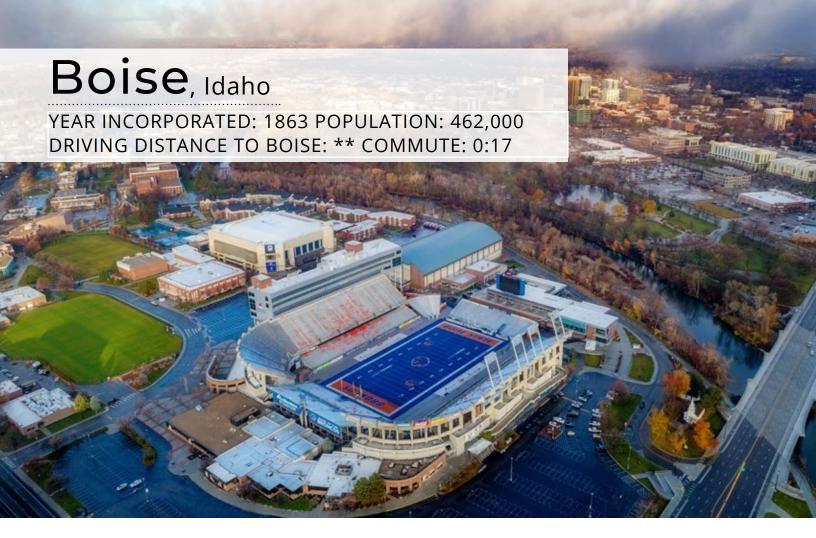
fall

AVERAGE HIGH: 64 F AVERAGE LOW: 41 F SEASONAL RAINFALL: 2.68"

Sep 12 - Nov 17 You'll love the vibrant colors of a Treasure Valley fall. Mountain bikers and hikers pack the local hills to take advantage of perfect cooler temperatures, shared with abundant wildlife preparing for winter.







>> BELOVED BOISE **BOISE, IDAHO**

Where wilderness and adventure are only minutes from a lively downtown; where the people are friendly and laid back; where friends meet on the way home for burgers and brews after a day of skiing or tubing at Bogus **Basin Mountain Recreation** Area, Yes, Boise is a vibrant city with gourmet and trendy restaurants, funky local shops, craft breweries galore, and a strong community spirit. Boise is a thriving city, where a river runs through it, dirt trails are out your front door, and live

theater performances are an Uber ride away.

This flourishing city is the state capital of Idaho, with a population of nearly 240,000. Boise is ideal in that it's large enough to have everything you could want at your fingertips, yet small enough to be friendly and easy to navigate. It's no wonder it is one of the fastest-growing cities in the nation.

Outdoor recreation is a way of life in Boise, no matter the season. But don't worry, if the outdoors isn't your cup of tea, you'll find plenty of other ways to fill your event calendar, from jazz and music festivals, live theater, and art exhibits to the largest Basque community in the United States. Sports fans are crazy about the beloved blue and orange Boise State Broncos football team and the Idaho Steelheads ice hockey team.

Like all major cities, several distinct neighborhoods comprise Boise. Continue reading for a synopsis of each community.



Meridian, Idaho

YEAR INCORPORATED: 1903 POPULATION: 126,143
DRIVING DISTANCE TO BOISE: 9 Miles COMMUTE: 0:22



>> MEANINGFUL MERIDIAN MERIDIAN, IDAHO

If you want to be in the center of it all, look no further than Meridian, Idaho. Silhouetted by the gorgeous Boise Mountains, people are flocking to Meridian for its family-oriented infrastructure, affordable housing prices, city planning, business opportunities, a wide variety of shopping venues, and proximity to neighboring cities.

Meridian residents have a strong community spirit and a kind of helpfulness found in small towns; locals are kind, friendly, and welcoming. That small- town feel is never more evident than when attending community events in the heart of downtown. Meridian is a place of belonging— it's safe, clean, and a great place to raise a family. It's a place where families ride their bikes to the local snow-cone shack and let their kids play at the park until dusk.





>> EXQUISITE EAGLE EAGLE, IDAHO mature, treelined streets

Nestled between the Boise River and the foothills and the Boise River, you'll find the charming town of Eagle, Idaho. It's a city notable for its high-end subdivisions, horse properties, spas, and scenery. The Boise River, with its expanse of towering trees and pedestrian paths known as the Greenbelt, runs through the heart of town. Eagle is in a class by itself regarding character, recreation, and charm with its quaint

downtown area, various local events, and a strong

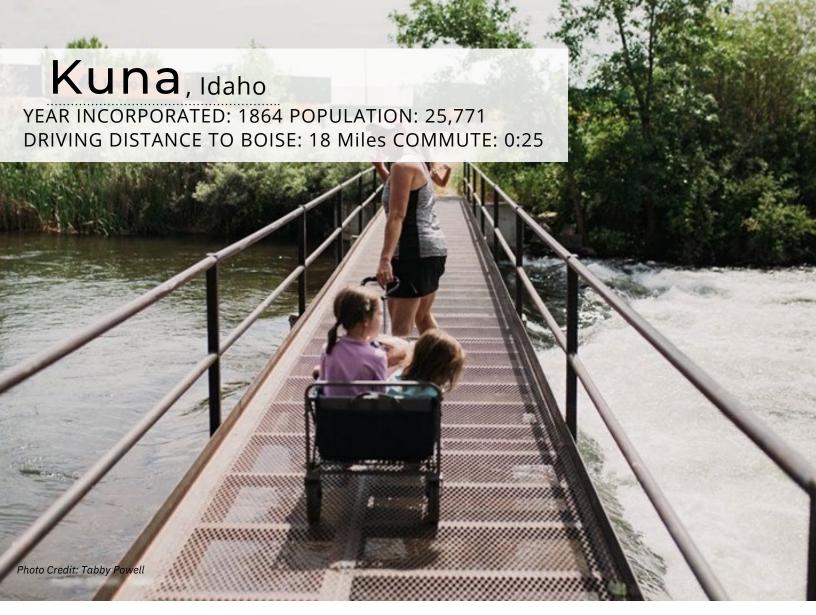
Eagle's most significant appeal is the old-town feel—especially in the historic downtown area where vintage-style street lights line the main corridor. The older part of Eagle showcases

sense of community pride.

mature, treelined streets, stately homes on large lots, and beautiful, family-friendly neighborhoods and parks. Many specialty boutiques and restaurants provide a central location for locals to meet up with friends for shopping and dining. Smart city planning has allowed Eagle to maintain its character while catering to the growing population's needs.

RECREATION ABOUNDS

Whether your type of recreation is on two wheels or two legs, you'll find it within Eagle city limits in the foothills, on the golf course, or along the Greenbelt. Home to the Eagle Sports Complex and Bike Park, this massive 200-acre park is one of the countries' largest. Eagle is home to two of the Treasure Valley's established golf courses - Banbury Golf Course and Eagle Hills Golf Course.



>> COUNTRYESQUE KUNA KUNA, IDAHO

The small country town of Kuna is growing at an accelerated pace for good reasons – affordability and location. And that's not all. Despite the rapid growth, Kuna maintains a country setting and rural roots where the simple life still exists. The country landscape inspires families to enjoy the outdoors, explore local nature paths, and visit neighborhood parks. There's a greenbelt to walk on, a river to wade in, and the desert foothills to hike. The ambiance of the area invites folks to be friendlier here—families hold the door open for others, look people in the eye, and say hello to strangers. As the city evolves, commercial development is

matching the pace of Kuna's residential growth. The addition of several restaurants and fast-food establishments, grocery and retail stores, and other small businesses are changing the landscape around town and meeting essential community needs. With its expanding commerce, Kuna is more self-contained, and residents can find what they need in their friendly community.

SMALL-TOWN CELEBRATION

Experience the old-fashioned fun of a country carnival at Kuna Days. This two-day summer festival celebrates the history of Kuna and takes place at the Bernie Fisher Park downtown.





>> SPACIOUS STAR STAR, IDAHO

Beautiful open spaces, new subdivisions, and equestrian properties dot the pastoral landscape in the small, growing city of Star, Idaho. Star delivers the perfect combination of nearby opulence with rural sensibility. With plenty of undeveloped lands, active agriculture, and rolling hills, Star has untapped potential for its future.

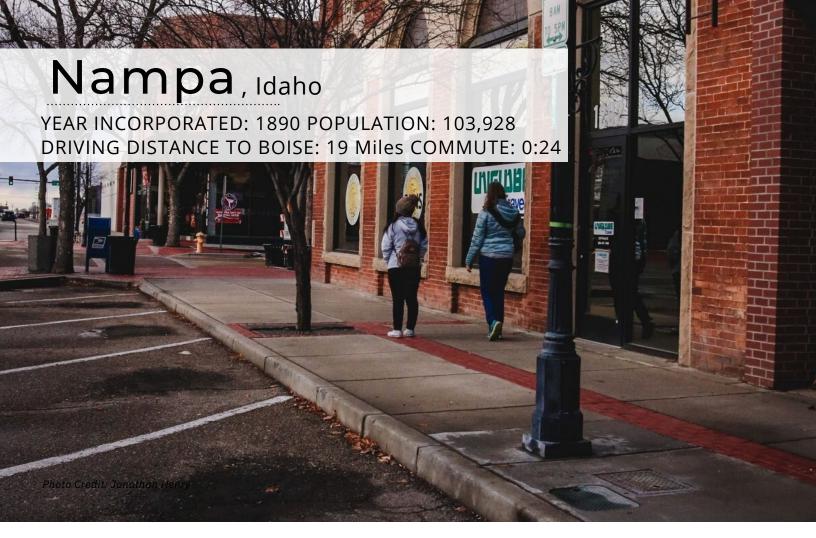
The city has experienced substantial growth over the last 20 years, from residential homes to highway infrastructure. This rural town of over 12,000 is now more accessible and centrally located in the valley than just two decades ago when it was isolated from surrounding cities by vast farmlands. Even with the unprecedented growth Star has experienced, it remains a small town.

PUT DOWN ROOTS

Star's friendly hometown atmosphere and country setting makes it an ideal place to live and raise a family. The strong community participation and local events create opportunities for new residents to become involved. Star's River Walk Park is a secret gem known only to locals and is still quiet and pristine (although word is quickly getting out).

You'll find kids—big and small—at the local skate park and families enjoying outdoor summer movies in the park. Because of Star's size, crime is almost non-existent, and residents feel safe while out on a morning run or walking the dog. And there's a good chance of bumping into the Mayor while pumping gas at the local gas station.





>> NEIGHBORLY NAMPA NAMPA, IDAHO

Nampa encapsulates the best of Idaho's character and charm-friendly, affordable, outdoorsy, and convenient.

Although Nampa is the state's third-largest city, it is still an idyllic small town with more than 101,000 residents. Nampa is the perfect-sized city to experience what Idaho is best known for—its neighborly, laid-back lifestyle.

All the conveniences of shopping, dining, and outdoor recreation can be found by those who call Nampa home without leaving the city limits. Whether it's a newer subdivision near Costco, an older home in the historic downtown area, or acreage on the outskirts of town with a view of the Owyhee Mountains, you'll find what you're looking for in Nampa.

Downtown Nampa is alive and well. Anchored by the new Library Square, this historic district's revitalization has spurred new life into the area, including the beautiful 62,000-ft., state-of-the- art Nampa Library.

Nampa's history goes back to the early 1880s when the Oregon Short Line Railroad built a line from Wyoming to Oregon, which passed through Nampa with the fanciest railroad depot in the area. The Nampa Train Depot Museum sits in the center of downtown Nampa. Saved by a group of citizens in 1972 from demolition, this grand historic building features Nampa's railroad history, antiques, souvenirs, and more.





>> COUNTRIFIED CALDWELL CALDWELL, IDAHO

Caldwell encompasses iconic country living with it's glorious sunsets, neighborly spirit, vibrant community

events, and western charm. Located 25 miles west of Boise and a half-hour from the Oregon state line, life in Caldwell is a little more down-home.

Downtown Caldwell is experiencing a rebirth. The revitalization of Indian Creek Plaza has brought new life and vigor to this quiet town. The plaza offers an outdoor venue and hosts wine and art festivals, music events, and more, providing a central gathering place for more than 250 days of activity throughout the year. Trendy new restaurants and retail boutiques are popping up along with a new state-of-the-art movie theater. The area transforms into a magical festival of lights with ice skating on the outdoor ice ribbon in wintertime. It has become a winter destination

COWBOYS TO CONNOISSEURS

Rodeo's and county fairs are a pretty big deal in this little section of the valley. The Caldwell Night Rodeo is the largest and longest-running annual event in Canyon County, attracting more than 45,000 engaging fans to this 5-night extravaganza. The Canyon County Fair is the largest summer attraction in Canyon County, drawing more than 50,000 fair-goers from around the region. This four-day event is fun and affordable for families. Top country acts perform each night, and attendance is free with paid gate admission, just \$5 in 2019.

On the other side of town, Caldwell is home to several world-class wineries. Located within Caldwell's vicinity are 15 of the state's 51 wineries.



>> MODEST MIDDLETON MIDDLETON, IDAHO

Middleton is an authentic Idaho farm town only 45 minutes removed from the hustle and bustle of dowtown Boise. Middleton has a small-town culture where horses and farmland are the norms, and getting directions to the best old-fashioned ice cream shake seems like a natural conversation. (It's the Burger Den on Main Street if you were wondering.)

People choose Middleton for its charm and reasonably priced property. Buying acreage is more affordable, and many older homes in Middleton come with land, barns, and out buildings. Purchasing acreage and building your dream home can quickly become a reality here.

And while the town hasn't escaped the urban growth the Treasure Valley has seen in recent years, it remains a small town of more than 9,000 residents, retaining its rural feel and down-home hospitality.

FAMILY ORIENTED

Family is a big deal in Middleton, so 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 only provided in a more expensive private-school education. Showing their commitment to the future of Middleton and its children, the city built a new high school that is one of the most elite in the state of Idaho concerning technology and safety.

Emmett, Idaho

YEAR INCORPORATED: 1900 POPULATION: 7,865
DRIVING DISTANCE TO BOISE: 24 Miles COMMUTE: 0:26



>> ENJOYABLE EMMETT MIDDLETON, IDAHO

Just North of the Treasure Valley lies beautiful Emmett, Idaho. Descending into the Emmett Valley offers stunning views of this fertile valley. Located at the base of Squaw Butte with the Payette River flowing through it, Emmett has abundant recreational opportunities year-round and yet is a throwback to simpler times. It is an unabashedly small town with everything you need found within the city limits. A variety of delicious restaurants, a great hospital, good schools, and most of all–friendly people—make Emmett the perfect place for those that genuinely appreciate quiet, small-town living.

Although Emmett has grown slowly over this past decade, it remains a community of just over 7200. Tucked away in its scenic valley, it is only a 40 minute drive to Boise.

Living in Emmett allows your children the freedom of walking and biking to nearby schools and parks. It is a safe and ideal place for raising kids. And Emmett has tremendous hometown pride—from its small-town, high school football games to the annual Emmett Cherry Festival.

SCENIC RECREATION AND FUN

Nowhere in the Treasure Valley can one find the kind of rugged beauty that surrounds Emmett. Jutting nearly 5,900 feet above sea level, Squaw Butte lies at the Emmett Valley's north end, rewarding hikers and mountain climbers with a breathtaking view of the fruitful valley below. The Payette River provides abundant recreational activities from fishing to white-water rafting, and swimming holes to hidden picnic areas.



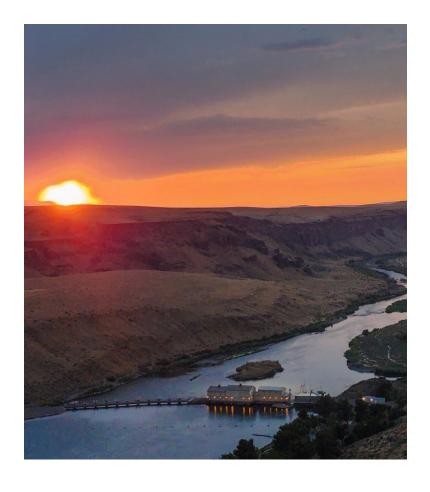


>> BOGUS BASIN

One of Boise's most treasured community assets is Bogus Basin Mountain. This recreation area offers skiing and tubing in winter; hiking, mountain biking, scenic lift rides in the summer; and a mountain coaster year-round! Watch the landscape transform from the sagebrush foothills to the snow-laden mountain forest on the 16-mile drive up the scenic and winding Bogus Basin Road. Known mostly for its excellent downhill skiing, Bogus Basin is a recreation lover's paradise all year-long.

>> SWAN FALLS DAM AND PARK

Located on the Snake River is Swan Falls Dam and Park, a popular place for outdoor enthusiasts. The view from the top of the river canyon is breathtaking, resembling a miniature Grand Canyon. Known for its bountiful fishing, miles of hiking trails, rafting, camping, and spectacular bird-watching—with many birds of prey nesting nearby— the river is rich in recreational opportunities for the nature lover to explore and see.

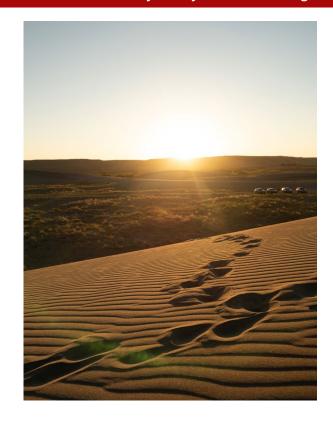




>> BRUNEAU SAND DUNES

Bruneau Dunes State Park

boasts the tallest single-structured sand dune in North America. While there are more towering dunes in the country, this is the tallest freestanding. There is plenty of family fun to be had here. Hike the surrounding trails, climb the dunes and rent a sandboard for a quick trip down. Families enjoy camping, fishing in the small lake, and watching the night sky at Idaho's only public observatory located right in the park.





>> KUNA CAVES

Located on public land amid vast farmland is the obscure opening to Kuna Caves. Placed above the entrance, which is quite literally a hole in the ground, is a steel, encaged ladder that descends 50 feet into the mouth of the cave. Visitors can explore this underground lava tube about a quarter-mile north and a little south of the entrance. Sadly, due to recent vandalism, there is talk

of closing the cave to the public. Be sure to check resources before heading out. **PHOTO CREDIT:** Offline Outdoors // offline-outdoors.com

>> SHOSHONE ICE CAVES

A little further away and worth the drive is the Shoshone Ice Cave. This natural wonder is the perfect place to visit during the hot summer months as the cave is below freezing year-round. Air currents flowing through the tubes cause the underground water to freeze, forming the ice. The fascinating history and restoration told by trained guides as they take you through the cave is an experience you won't soon forget.







CAMPING

Idaho is full of beautifully maintained campgrounds on pristine lakefronts, near rivers, in the forest, and even desert sand dunes. Much of the state remains wild and natural and offers many places for dispersed camping. Or for those wanting more of the creature comforts with an outdoor setting, Idaho has plenty of RV campgrounds and cabin rentals throughout the state.

Whether you prefer a spot beside a mountain lake, rivers filled with fish, near hot springs, or in the middle of the forest, the only struggle will be which site to pick!

HIKING

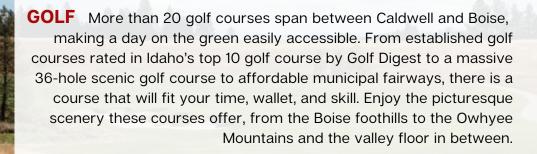
If you weren't a hiker before you moved here, the picturesque backdrop of the Boise Foothills and 190 miles of interconnecting trails known as Ridge to Rivers might convince you. With so many family-friendly hikes that are easily accessible from anywhere in the valley, introducing your family to hiking is fun and easy to do.

From short, flat trails to rigorous climbs, you will find everything and more to make for an adventurous day outdoors.

FISHING

Fishing in Idaho is so extraordinary you'll have a lifetime of fishing tales to share with your out-of-state friends in no time at all. With fishing ponds regularly stocked with rainbow trout within the Treasure Valley to the Boise River touted as one of the best urban trout rivers in the country, it's not unusual to see men in business suits putting in a fishing line during a lunch break.

Drive just a few hours from Boise, and there is everything from classic bass lakes, streams brimming with blue-ribbon trout, and great rivers flowing with steelhead and salmon at your fingertips.



Some of Idaho's Best in State golf courses are a short drive away to the stunning resort towns of Sun Valley, McCall, and Coeur d'Alene, Idaho.

MOUNTAIN BIKING You don't need to travel far to find a tremendous mountain-biking adventure. Regardless of where you find yourself traveling on any given weekend, consider bringing your mountain bike. The entire state is a gigantic mountain biking playground.

You'll find trails that match all skill levels, distances, and challenges in the Boise area. One point of commonality presented on nearly every track is compacted dirt, creating smooth and fast rides. While most of the short trails are in the foothills' open country, the longer rides present a mix of trees in the upper region, opening up to quick stretches with vast valley views.

With so many trail options, mountain biking in Idaho is sure to please riders of every skill level.

WHITEWATER RAFTING

Boise's summer weather reaches the perfect temperature to set the stage for some wild whitewater adventure, whether kayaking for the day or river rafting for the week on the Payette River. Locally known as "The Main," this section of the Payette River provides varying levels of challenging whitewater up to class III rapids, while the North and South Forks provide adrenaline-pumping class IV and V rapids. The river offers both great excitement and relaxation.

The Class IV Middle Fork of the Salmon River outside of Stanley, Idaho, made the 10 Best Whitewater Rafting Destination IN THE WORLD by tripsavvy.com.

Yes, whitewater in Idaho takes river sports to a whole new level.



HOT SPRINGS

Natural hot springs in Idaho come in many different shapes, sizes, and temperatures. You'll find these hot springs on public lands in National Forests or wilderness. Public hot springs in Idaho are typically free. Some nestled along mountain paths make for a fantastic backpacking destination or day trip adventure.

Developed commercial hot springs on private land usually charge a fee due to the modern amenities offered. Many have pools of varying temperatures, showers and bathhouses, beverage service, and most are open nearly year-round.

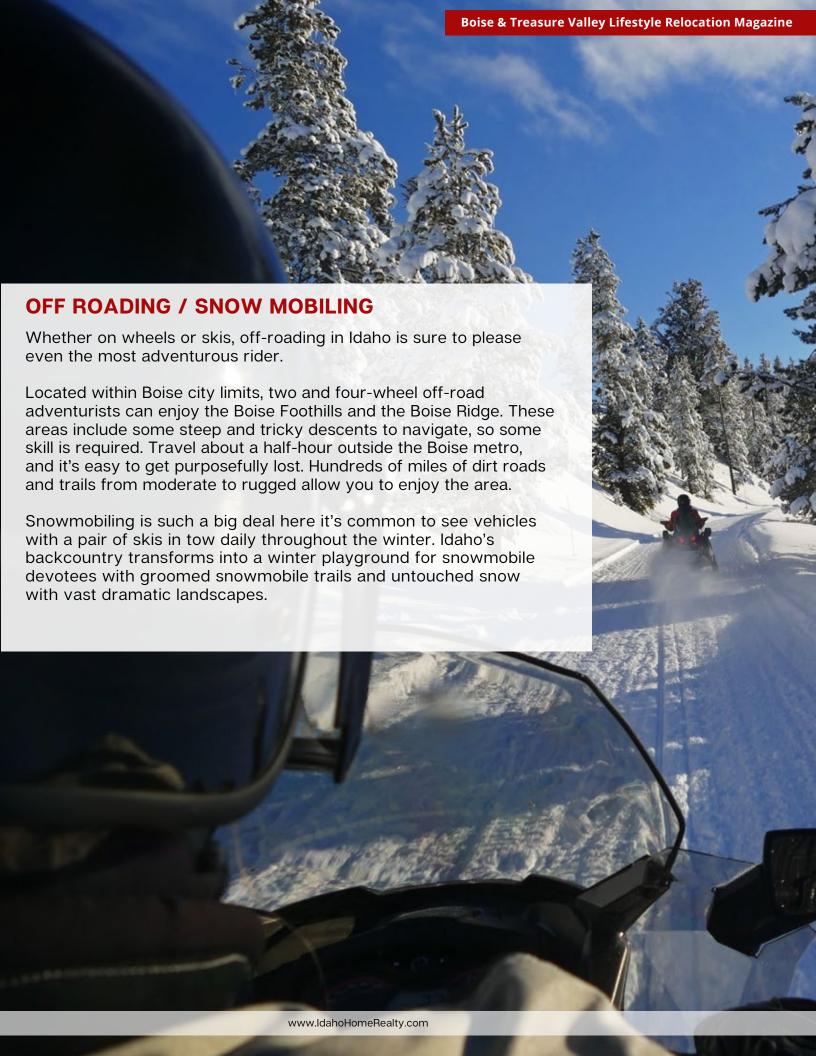
Whether you choose a public or private hot spring, soaking in one of Idaho's hot springs is sure to soothe your soul and wash the stress away.

HUNTING

Hunting in Idaho runs the gamut from plentiful small animals and upland game birds, big game species, to highly coveted trophy species. With nearly two-thirds of Idaho being public land, there is plenty of places to hunt.

Hunters will find endless opportunities to pursue big game in Idaho. Idaho has the widest variety of big game hunting in the west and some of the world's best elk hunting. The general season tag and controlled hunts allow hunting for deer, elk, black bear, pronghorn, mountain lion, and wolf. Controlled hunts also include Idaho's trophy species moose, bighorn sheep, and mountain goats.









PARKS

Throughout the Treasure Valley, there are hundreds of beautiful parks to play and explore. There are small neighborhood parks in nearly every community and vast 153-acre Ann Morrison Park in Downtown Boise that hosts many events throughout the year, including the Spirit of Boise Balloon Classic. From nature parks with wildlife to playgrounds and splash pads, families can enjoy family time any time of year nearby.



BOISE WHITEWATER PARK

The J.A. and Kathryn Albertson Family Foundation Boise Whitewater Park was one of the world's first adjustable river waves. Today, kayakers, surfers, and paddleboarders take to the rapids with two "park and play" spots on the river. The Boise Whitewater Park combined with Quinn's Pond and Esther Simplot Park makes up one of the largest urban boating and boarding centers in North American – just a few minutes away from Boise's desired North End and Downtown.



RIVER FLOAT

From late June through Labor Day, river adventurers on inner tubes, rafts, paddleboards, even giant inflatable swans and pink flamingos float downstream. The float includes three splashy "drops," and because it is a natural river with tree limbs and debris that

can pose hazards, visitors should always wear life jackets and use caution. Equipment rental, air-filling stations, and shuttle service are available in Barber Park during the float season, making it easy to partake in the fun and adventure.



BOISE RIVER GREENBELT

The Boise River Greenbelt is one of Boise's most notable features. This 25-mile pathway beginning at Lucky Peak Dam and ending in Eagle, connects several outlying communities and parks along the Boise River to the city's

heart. Tucked along the way are areas that offer amazing views and wildlife such as great horned owls, river otter, even deer, that make it seem as though you're in the middle of nature, far removed from the busy city life.





LAKE RECREATION

Sandy beaches, paddle boarding, and water fun are available within Boise city limits at Quinn's Pond at Esther Simplot Park. Lucky Peak State Park is another popular recreation area just a few miles southeast of Boise where water enthusiasts

enjoy water-skiing, fishing, boating, swimming, picnicking and more. Many Idaho lakes offer camping sites or lakeside cabins to rent. Whether for the day, the weekend, or an entire week, lake recreation in Idaho is a sure family favorite.



SPIRIT OF BOISE BALLOON CLASSIC

The Spirit of Boise Balloon Classic is a not-to-bemissed event. More than 40 colorful balloons descend upon Ann Morrison Park for this 5-day extravaganza. From free tethered rides for kids to spectacular night glows and morning launches in between, for 30 years, the Spirit of Boise Balloon Classic has held to its goal of providing exciting family entertainment at no charge to the community. We are looking forward to seeing the balloons back in 2021.





AQUARIUM OF BOISE

This fun, hands-on aquarium is a favorite among children in the Treasure Valley. It is a small aquarium (only 10,000 square feet), but this allows for many interactive touch tanks. The 250 species of animals, including a blacktip reef

shark, bat rays, stingrays, and many more, give children a look at life underwater. The Ray Pool allows kids to get up close and personal as they can touch and feed these friendly sea creatures.



ZOO BOISE

Located downtown, inside Julia Davis Park, is Zoo Boise. This mid-sized zoo is designed for children of all ages, is modern and clean, and has a good sampling of animals worldwide. It's easy to spend half the day meandering from exhibit to exhibit. From the welcoming monkey to the friendly giraffes that visitors can feed, this fun family zoo is a Boise staple.



