

The background features a collection of decorative items: several round woven baskets in various patterns and colors (tan, black, white) at the top; two patterned pillows with a geometric diamond design in the middle; and a white ceramic teapot on a gold tray at the bottom left. The entire scene is set against a light, neutral background.

RELOCATION GUIDE

MOVE WITH CONFIDENCE.

The logo consists of a simple line-art house icon with a chimney, positioned above the company name.

CHAMBERS
REALTY

POWERED BY HOMES OF IDAHO






Our Story

Our story starts across the pond in London, England, where we met for the first time while obtaining our master's degrees. Colette was studying marketing strategy, and Corbin was studying real estate finance. Little did we know that our combination of skills and education would be the perfect match! At the news of an unfortunate family diagnosis, we decided the U.S. was where we needed to be. We eloped in a London courthouse and took the last plane before the Covid travel ban. Since our move to Idaho in August 2020, we have been building on our existing knowledge of marketing and real estate within the U.S. market. Oh, and loving our lives as proud Idahoans!

We believe that real estate is about more than just buying and selling properties. It's about a deep commitment to building relationships and helping our clients achieve their goals. That's why we make it our top priority to listen to our clients, understand their needs, and go above and beyond to provide personalized solutions that exceed their expectations.



LET'S CONNECT

-  contact@chambersrealtyidaho.com
-  www.chambersrealtyidaho.com
-  [chambersrealtyidaho](https://www.instagram.com/chambersrealtyidaho)

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



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Spirit of Boise Balloon Classic

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.

**U.S. Cities with Highest
Economic Confidence**
Yahoo Finance, November 2018

So Will You.

**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 Secret-Idaho
Wines**

USA Today, September 2018

OUTDOOR ACTIVITIES

Choose Your Adventure! Summer Is Perfect for Outdoor Recreation

The Treasure Valley's rapid growth is no surprise, as each town offers a plethora of outdoor activities just minutes away. Whether you're an ultra-athlete, a weekend warrior, or a nature lover, there's something for everyone here.

Big Fun at Bogus

Bogus Basin has been a treasured institution in the Treasure Valley since 1942, attracting generations of skiers and outdoor enthusiasts. Its affordability and proximity to Boise, just a 30-minute drive away, makes it even more appealing. However, the fun doesn't stop in winter. You can escape the valley's heat and enjoy mountain adventures during other seasons.

With 23 mountain biking trails catering to various skill levels, from challenging downhill routes to leisurely cruises, Bogus offers a perfect biking experience. You can skip the quad-burning ascent by using the chairlift, and bike rentals are available for convenience.

If a slower pace suits you, take a scenic chairlift ride to access hiking opportunities in the area. Bogus Basin has activities for the whole family, including a 32-foot climbing wall, trampoline bungee, summer tubing, disc golf, and full-service food and beverage options. Kids will be thrilled at the Shafer Butte Mining Company, where they can pan for gold and fossils while learning about the region's mining history.

For a unique experience, try Idaho's only mountain coaster, the Glade Runner. This two-person coaster cart races through the trees for an exhilarating 4,330-foot ride. Don't forget to release the brake for an adrenaline-pumping adventure!

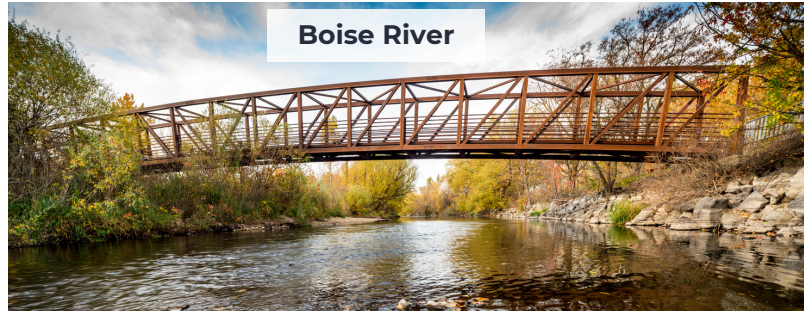
More Info BogusBasin.org

Bogus Basin



Lucky Peak

Boise River



Families Love Lucky Peak

Just outside Boise's residential area lies an area with three day-use units: Spring Shores offers access to Lucky Peak Lake and a marina; Discovery Park, located off Highway 21, provides ample green space and picnic areas; and the ever-popular Sandy Point features a beach and fishtail fountain.

For a thrilling adventure, access Lucky Peak by following the Greenbelt trail to its endpoint at Sandy Point. The Boise River runs through Lucky Peak Dam, running alongside the Greenbelt at almost the same level. This stretch of the river and Lucky Peak Lake are beloved spots for kayakers, canoers, and stand-up paddleboarders.

More Info ParksandRecreation.Idaho.Gov/Parks/Lucky-Peak



Ride (or Walk, or Run) Ridge to Rivers

The Ridge to Rivers trail system comprises over 190 miles of Foothills trails, catering to hikers, bikers, runners, horseback riders, motorcycles, and ATVs on both public and private land. Boiseans cherish and heavily use this part of the Treasure Valley, supporting its preservation and expansion through multiple levies.

Families can explore easy loops near North End's Camels Back Park, while the Jim Hall Foothills Learning Center offers a great opportunity for kids to learn about the area's history, vegetation, and wildlife. Bikers can access bike-only trails from North Horseshoe Bend Road, some of which wind through the Idaho Velodrome and Cycling Park. For hikers and runners seeking a challenge, Hull's Gulch trails are a popular option.

The summer is the ideal time to enjoy the Ridge to Rivers system. In spring, fall, and winter, rain and snow can create muddy trails, so it's essential to avoid using them when wet to maintain their condition.

More Info RidgetoRivers.org

Surf in the Middle of the City

The Boise Whitewater Park is a recent and highly popular addition to the city's outdoor recreation. The main attraction is a customizable man-made wave in the river, providing variety each week. Surf the wave or rent a kayak to test your skills. The surrounding river is perfect for leisurely stand-up paddleboarding.

More Info BoiseWhitewaterPark.com/Welcome

Float the River

As temperatures rise, Treasure Valley residents prefer the Boise River over backyard pools. The cold water and gentle current provide an affordable and enjoyable way to escape the heat while embracing a beloved Boise tradition. Begin at Barber Park to rent inner tubes or rafts and leisurely float six miles to the take-out point at Ann Morrison Park. Bridge jumping is allowed, but maintain a 50-foot distance from swimmers or floaters. The trip typically takes two to three hours, so remember to bring water and sunscreen!

More Info

AdaCounty.ID.Gov/ParksandWaterways/Float-The-Boise-River/

Drink Like a Local: A Guide to Breweries and Wineries



Boise has a rich beer heritage, with historic breweries like Lemp Street in the North End, named after one of the city's first brewers. Despite Prohibition and its aftermath, the city's beer production has experienced a renaissance in the past two decades, thanks to numerous award-winning craft breweries. But it's not just beer that shines in the Treasure Valley. The volcanic soils of the Snake River Plain are perfect for growing flavorful grapes that fuel Idaho's wines. The Snake River Valley AVA has given rise to exceptional wineries spanning from the Oregon border to Garden City.

With such a diverse selection, it might be challenging to know where to start. For a great introduction, visit Garden City's Craft Beverage Corridor along Chinden Boulevard, which offers a mix of wineries and breweries for a delightful weekend experience. Many of these brews and wines can also be found on local menus and in grocery stores. If you're eager for an in-depth exploration, we've compiled a list of every brewery, winery, and meadery in the Treasure Valley. Cheers!

BOISE

BOISE BREWING

Boise Brewing isn't your typical brewery with just one owner; it boasts a community of more than 280 owners! This unique community-owned brewery is renowned for its delicious beer offerings. You'll be delighted by Idaho-inspired brews like Syringa Pale Ale, BroadStreet Blonde Ale, and the exceptional Hip Check IPA, standing out among the numerous Boise-made IPAs. The brewery's tasting room provides a relaxed and spacious atmosphere, lovingly referred to as "Boise's living room."

521 West Broad Street, Boise

BEAR ISLAND BREWING CO.

As a veteran-owned brewery, they incorporate local ingredients like potatoes, barley, pumpkins, and even lavender into their brews.

1620 N. Liberty Street, Boise

CLAIRVOYANT BREWING COMPANY

Situated in the thriving West End of Boise, this brewery is famous for its relaxed and laid-back atmosphere.

2800 West Idaho Street, Boise

CLOUD 9 BREWERY

While many people are initially drawn to this nano pub for its beer, it's the delicious food, such as the from-scratch mac and cheese, that keeps them glued to their seats.

1750 West State Street, Boise

EDGE BREWING COMPANY

Since 2014, this brewery has been producing exceptional beers, and it even made it onto "Man vs. Food" for its outstanding grub.

Brewery: 525 Steelhead Way, Boise

Pub: 205 North 10th Street



“Dozens of award-winning breweries.”

Garden City

CROOKED FENCE BREWING CO.

For beer enthusiasts who appreciate fresh, local brews, joining their Mug Club is highly recommended. The small fee is definitely worth it!

5220 North Sawyer Avenue

BARBARIAN BREWING

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

Brewery: 5270 Chinden Boulevard

Taproom: 1022 W. Main Street, Boise

LOOSE SCREW BREWERY

It's impossible not to adore award-winning beer, food trucks, and a family- and dog-friendly hangout.

4340 West Chinden Boulevard

POTTER WINES

At this tasting room, you'll find a delightful selection of beautifully bold wines, including their renowned jalapeño varieties.

5286 West, Chinden Boulevard

WESTERN COLLECTIVE BREWERY

Western Collective is the ultimate destination for the best craft beer, wine slushies (including their famous Frosé), and artisanal coffee in Idaho. Open daily at 7 a.m., it's the perfect place to relax all day with great drinks, service, and vibes. Western is a state of mind.

111 West 33rd Street

HIGHLANDS HOLLOW BREWHOUSE

Established in 1992, this cherished brewhouse and restaurant proudly holds the title of Boise's oldest microbrewery.

2455 North Harrison Hollow Lane, Boise

LOST GROVE BREWING

Visit the 70-seat taproom, conveniently located next to the brewery, and find out why it's a beloved choice among both Boise State students and seasoned beer enthusiasts.

1026 South La Pointe Street, Boise

MAD SWEDE BREWING COMPANY

Mad Swede takes pride in its award-winning beers, available for your enjoyment at two different locations.

2772 South Cole Road #140, Boise

816 West Bannock

WHITE DOG BREWING CO.

At White Dog, the custom frost-rail bar tops guarantee your brews remain refreshingly cold.

705 West Fulton Street, Boise

WOODLAND EMPIRE BREWERY

This wonderfully quirky brewery has become a cornerstone of the Treasure Valley beer scene.

1114 West Front Street, Boise

SOCKEYE BREWING

Founded by an Idaho outfitter family, Sockeye Brewery stays true to its motto, "drink like a fish."

12542 West Fairview Ave, Boise

PAYETTE BREWING COMPANY

Payette's handcrafted beers are widely available in town, from menus to grocery stores. On Mondays, you can give back by choosing the Kegs 4 Kause tap selection, as 50 percent of the proceeds go to a local non-profit.

733 South Pioneer Street, Boise



Kuna

INDIAN CREEK WINERY

Since 1982, this second-generation vineyard has delighted crowds with its stunning gardens and eccentric events.

1000 N McDermott Road, Kuna

SYRINGA WINERY

Syringa is one of Idaho's most popular wineries, offering award-winning wines at excellent prices.

8991 South Greenhurst Road, Kuna

Nampa

2C FAMILY BREWING COMPANY

This newcomer, located in the oldest building in Nampa's historic district, has quickly gained a loyal following.

1215 First Street South, Nampa

MOTHER EARTH BREW CO.

The mission of this hidden gem is to create ales that challenge even the most discerning palate.

1428 Madison Avenue, Nampa

Eagle

3 HORSE RANCH VINEYARDS

Located just outside the bustling town of Eagle, this winery will transport you to the wild West as you savor their award-winning wines.

5900 Pearl Road, Eagle

Garden City Continued

TELAYA WINE CO

On the Boise Greenbelt, find Telaya's riverside patio offering shade and sun as you savor their celebrated Turas wine by the Boise River (outside food and friendly dogs welcome).

Owners Earl and Carrie Sullivan often share their crafted wines and offer personalized suggestions. Telaya's tasting room is perfect for parties too!

240 East 32nd Street

Caldwell

FUJISHIN FAMILY CELLARS

Fujishin specializes in lesser-known varietals, pushing the boundaries of what's possible in Idaho's wine region.

15593 Sunny Slope Road, Caldwell

HAT RANCH WINERY AND VINEYARD AND VALE WINE COMPANY

Two small-batch winemakers, sharing a tasting room, unite in their passion for perfection.

15343 Plum Road, Caldwell

HUSTON VINEYARDS

Huston's farm-to-fork dinners feature delightful dishes like braised elk and asparagus chevre tart, expertly complemented by the vineyard's wines.

16473 Chicken Dinner Road, Caldwell

SAWTOOTH WINERY

Winemaker Meredith Smith imbues each bottle with a spirit of adventure, drawing inspiration from 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, cultivating and serving red varietals in their chic tasting room.

12639 Walker Lake Road, Caldwell

STE. CHAPELLE WINERY

Ste. Chapelle has been a pioneer in showcasing Idaho's wine potential since 1975. Walla Walla-trained winemaker Meredith Smith offers delightful Chardonnay and Rhone varietals.

19348 Lowell Road, Caldwell

A wide-brimmed straw hat with a purple ribbon and two purple fabric roses is perched on a wooden post. The background is a blurred vineyard with rows of grapevines and distant hills under a clear blue sky.

**Home
Grown.**



Life Is Easier Here

This Place Is Perfect for Families

Our community offers excellent schools and an ideal way of life for families. Here, you'll have shorter commutes and more time for adventures. Enjoy abundant access to open spaces, activities for all ages and interests, and a safe and kid-friendly environment throughout the area.

Create Your Ideal Career

Boise and the Treasure Valley area offer a diverse and evolving economic landscape. It has become a favored destination for start-ups, attracting a growing pool of young talent and experienced entrepreneurs. With low business taxes, minimal regulations, and affordable commercial real estate, innovation is ingrained in our identity. Our region has been home to renowned companies like Micron, Hewlett-Packard, Simplot, Intuit, and other well-recognized brands.



Elevate Your Education

Beyond its famous blue turf, Boise State University has excelled in collegiate sports and academics, becoming one of the fastest-growing universities in the region with over 24,000 students and 200 fields of study. It stands out as the most visible higher education institution in the valley.

But the Treasure Valley offers more than just Boise State. You'll discover other exceptional institutions like the College of Idaho in Caldwell, ranked among the top 50 Small Colleges in the US. Northwest Nazarene University is one of the leading Christian universities in the Northwest, and Idaho State University is renowned for its Meridian Health Science branch and the Idaho College of Osteopathic Medicine, the state's first medical college. These are just a few of the educational opportunities available in this valley.

Hit the Hills

This place is a haven for outdoor enthusiasts. Surrounding the valley are vast stretches of public lands, offering forests, high deserts, hills, mountains, and streams with both tranquil fishing spots and challenging Class V rapids.

Whether you prefer remote camping or well-equipped campgrounds, there's a spot for you here. Idaho is renowned for skiing, snowmobiling, hiking, fishing, off-roading, and more. The outdoors is deeply ingrained in our culture, with men in business suits casting fishing lines into the Boise River during lunch breaks and fishing reels passing hands at church.

We're Friendly Here

Life in Idaho is undoubtedly an upgrade for most newcomers. People maintain friendly interactions, homes are reasonably priced, the cost of living is affordable, and violent crime is rare. Boise, and the Treasure Valley as a whole, surpass expectations in various lifestyle factors. It's no surprise that Idaho is the fastest-growing state in the nation, attracting people and families from all over the country. Businesses are also flocking here, making it an excellent place to call home. There's something special about savoring a steak at Chandler's in Boise with friends on a Friday, exploring Boise National Forest on a Saturday, and navigating the rapids of Payette River on a Sunday.

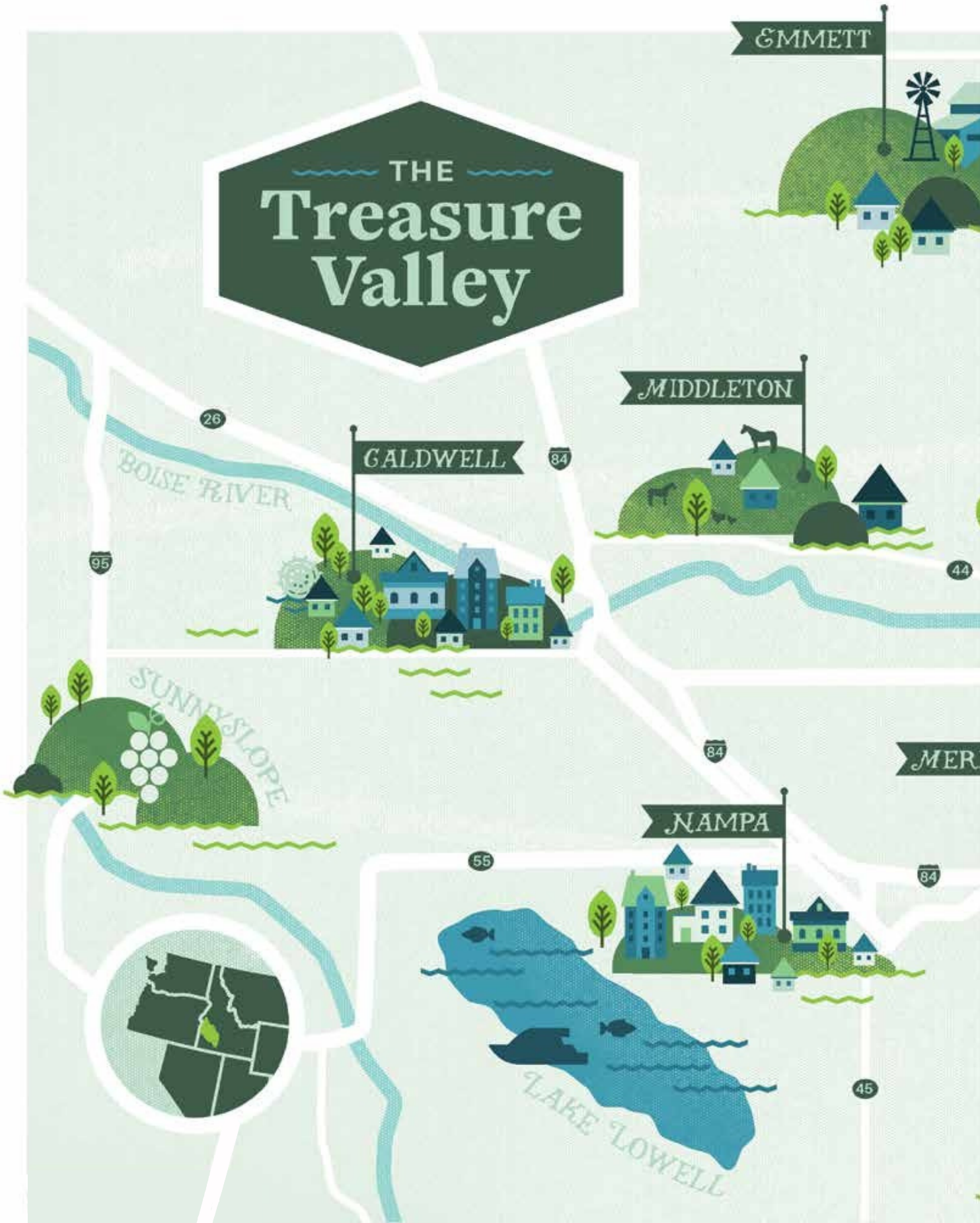
Is It Still Affordable?

Absolutely! Boise is a fantastic location for first-time homebuyers, families, and those seeking their dream homes, or a place to retire. The area's growth has brought numerous positive outcomes, including a more diverse economy, flourishing educational institutions, increased investment in infrastructure, and significant developments in housing.

Stop Existing and Start Living

People opt for Boise and the Treasure Valley for a variety of reasons, such as freedom, nature, environment, recreation, and work. No matter your reason, we believe you'll be a perfect fit here. The quality of life in the Treasure Valley stands out among most other metropolitan areas. Taking that first step towards relocating can be daunting, but we're here to assist you every step of the way.

THE Treasure Valley

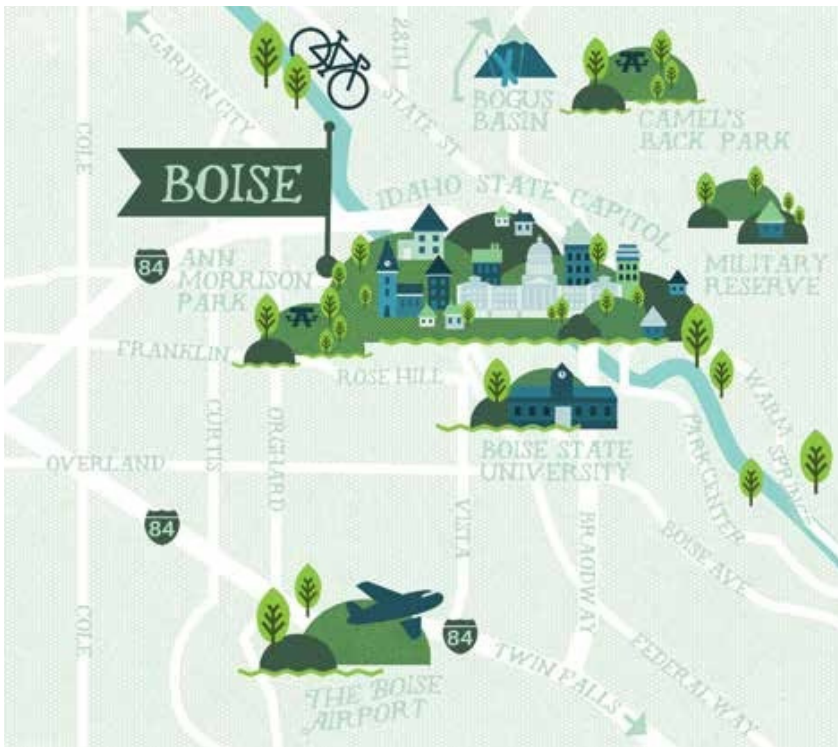




THE TREASURE VALLEY
Downtown Boise



Boise



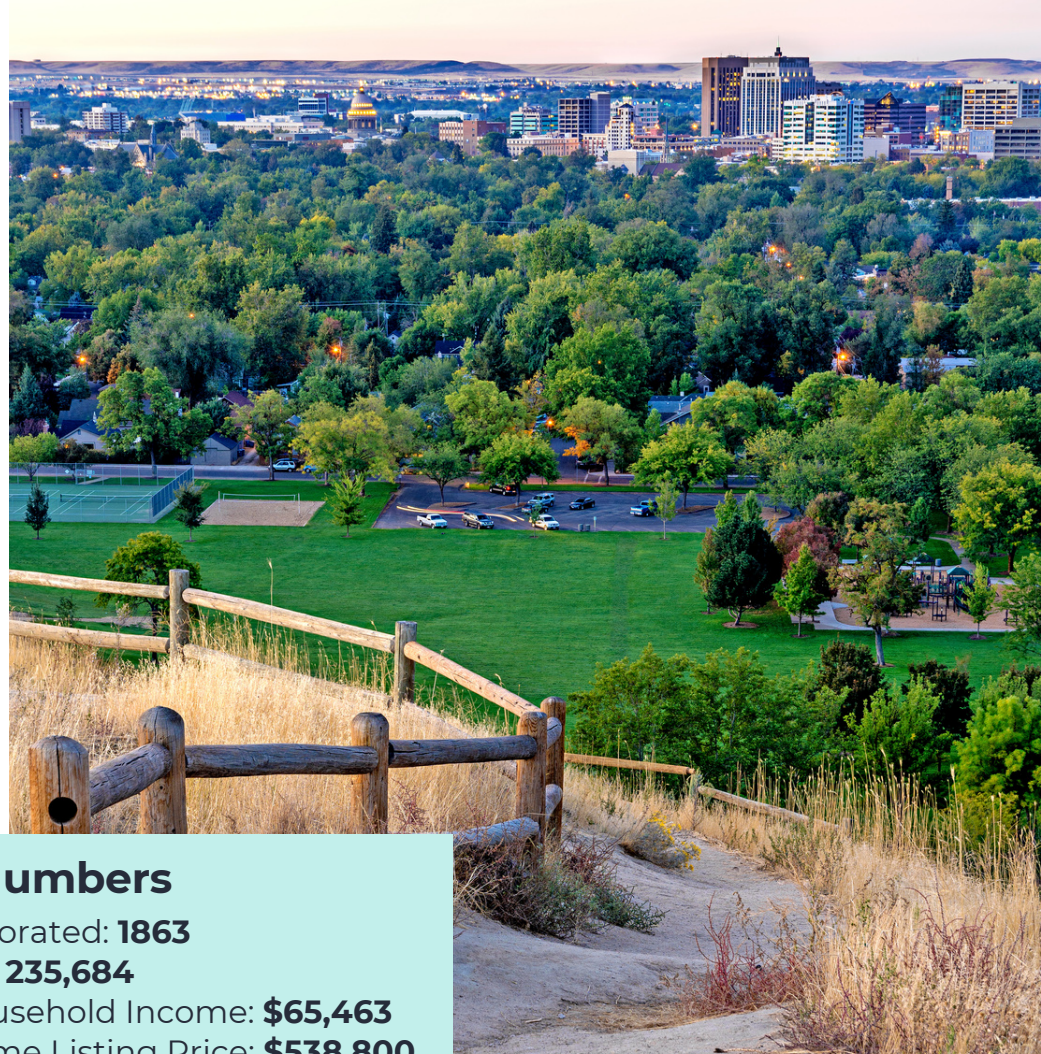
Laid-Back and Picturesque

Boise is a city where adventure and wilderness are just minutes away from gourmet restaurants, eclectic local shops, and numerous craft breweries. A river flows through it, and dirt trails are readily accessible from your front door, while live theater performances are just a short Uber ride away.

Boise embodies the quintessential city: large enough to offer everything you could desire, yet small enough to maintain a friendly and navigable atmosphere. Outdoor recreation is an integral part of life here, with the Boise foothills boasting over 140 miles of crisscrossing trails, accessible to many residents right from their backyards. Mountain bikers, trail runners, and outdoor enthusiasts abound in this vibrant city.



The Boise Foothills



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**

Boise offers abundant year-round outdoor activities, with 25 miles of Greenbelt trails along the Boise River for running, biking, and strolling. Enjoy fishing, river play, and relaxation along the way. In summer, float the Boise River, and in winter, ski at Bogus Basin Mountain Recreation Area, just 20 miles away.

Boise's cultural scene is equally vibrant, with jazz and music festivals, the Idaho Shakespeare Festival, and various theater performances year-round. The city hosts one of the largest Basque communities in the US, celebrating the Basque festival of Jaialdi every five years. Boise is also home to the Boise Philharmonic, Ballet Idaho, the Morrison Center for the Performing Arts, museums, and live music venues.

Sports fans, don't worry! Boise may lack a professional football team, but the Boise State Broncos are revered by fans as being just as good as the pros! The city is awash in the iconic blue and orange colors of Boise State University. Hockey enthusiasts can also enjoy the Idaho Steelheads, with practices and home games in downtown Boise, offering opportunities to interact with professional players.

No matter your interests, whether it's the outdoors, arts, sports, or something else entirely, Boise has something to offer for everyone. It's no surprise that Boise is one of the fastest-growing cities in the nation. Boise is comprised of distinct neighborhoods, each with its unique charm. Here's a glimpse of each community.

THE TREASURE VALLEY

Downtown Boise

Downtown Boise serves as the city's cultural hub, featuring over 100 shops, 80 restaurants, microbreweries, and nightlife spots. This vibrant and walkable community hosts events like the Saturday Farmer's Market, First Thursday, and Alive After Five Summer Concert Series.

The 8th Street Marketplace offers boutiques, eateries, and bars, while attractions include Julia Davis, Ann Morrison, and Kathryn Albertson parks, the Idaho State Capitol, the historic Egyptian Theatre, Boise Art Museum, and the Basque Block.



“Boise is the quintessential city.”



The Greenbelt



**Boise State University's
Blue Turf**



Boise State University

Boise State University lies just across the river from downtown, surrounded by residential neighborhoods and student-friendly businesses. The iconic blue playing field at Albertsons Stadium, seating 37,000, is a city landmark and home to the Boise State Broncos football team. The campus also features the ExtraMile Arena, hosting concerts and sports events, and the Morrison Center, where you can enjoy Ballet Idaho, Broadway shows, and other cultural performances.



The North End

The North End is Boise's historic gem, featuring charming older homes and peaceful neighborhoods near downtown. It boasts tree-lined streets like Harrison Boulevard and the beloved boutiques and eateries of the Historic Hyde Park district. Locals eagerly anticipate the annual Hyde Park Street Fair, held at the popular Camel's Back Park.

Northwest Boise

With its close proximity to the foothills, the Greenbelt, and downtown, Northwest Boise is beloved by locals. Nestled between Eagle and downtown Boise, this community boasts a mix of old and new neighborhoods, some reminiscent of the historic North End's aesthetic. Alongside its numerous conveniences, the stunning Boise foothills bordering its northern edge make Northwest Boise an exceptional neighborhood.

Northeast Boise

This is the part of Boise that locals proudly share with visiting friends and family. Along Warm Springs Road, you'll find majestic historic mansions, the Old Idaho Penitentiary, Idaho Botanical Gardens, and the Warm Springs Mesa. The area gets its name from natural hot springs flowing from Boise's fault line, providing warmth to many homes. It's one of Boise's oldest, most exclusive, and desirable neighborhoods, with direct access to downtown.

Continuing to Boise's East End, you'll encounter newer communities like Harris Ranch in the highly sought-after Barber Valley. This master-planned community boasts remarkable growth, a prime location, and environmental stewardship. Once fully developed, Harris Ranch will feature over 2,800 homes with pedestrian access to trails, restaurants, shops, and the Boise foothills.



Camel's Back Park

Boise Bench

Known as "The Bench" to locals, this residential neighborhood is perched about 60 feet above downtown Boise, offering stunning city views. With a strong sense of community, old-school charm, and a hipster vibe, The Bench derives its name from the plateau's sudden rise, resembling a step or bench. The area boasts the beautifully restored Boise Union Pacific Depot, convenient freeway, and downtown access, and a scenic overlook of Ann Morrison Park.

Southeast Boise

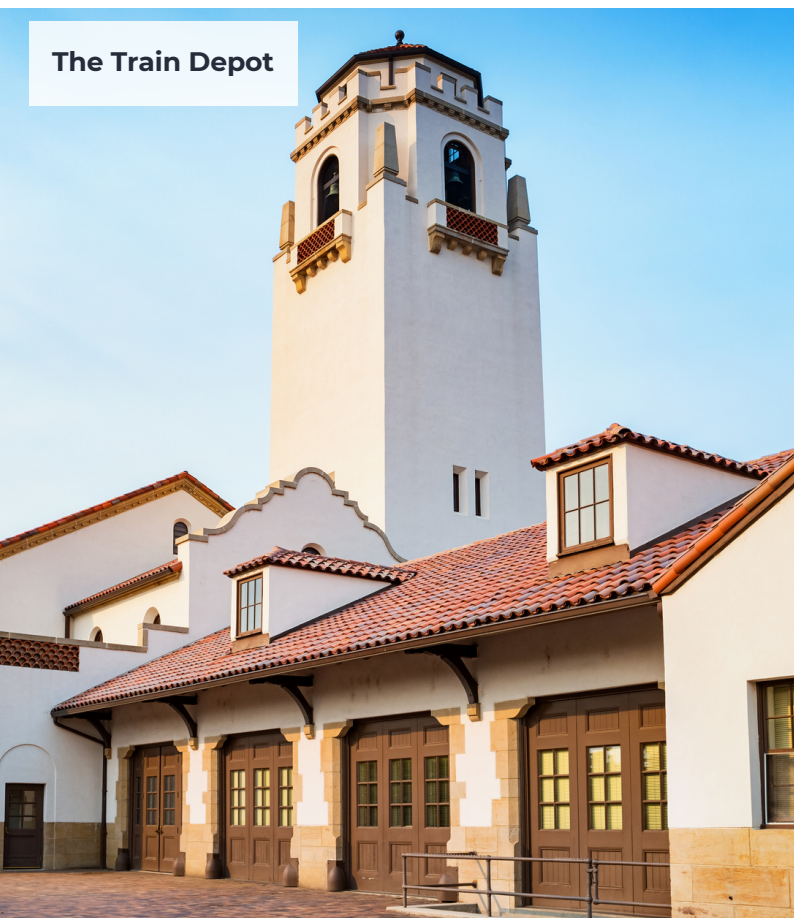
Southeast Boise stretches from Boise State University to the city's edge, housing a mix of suburban-style homes developed in the last three decades. Among the exclusive neighborhoods is River Run, featuring riverfront properties. A newer addition is Bown Crossing, known for its charming homes, top-notch restaurants, specialty shops, a new library, and a vibrant community spirit. Many families are drawn to this growing area of Boise.

Southwest Boise

Formerly known for its sparsely populated neighborhoods and large plots of land, Southwest Boise has transformed into a thriving residential community with a suburban atmosphere. The area's rapid growth includes new homes and neighborhoods, conveniently located near Interstate 84, theaters, shopping centers, golf courses, and the airport. This expansion has made Southwest Boise an appealing destination for both newcomers and long-time residents.

West Boise

West Boise is a bustling area featuring the state's largest mall, Boise Towne Square, along with numerous restaurants, strip malls, and a variety of residential developments, including new subdivisions and apartment complexes. This region forms a significant part of Boise's residential population and serves as a connection between Boise, Meridian, and Eagle. Notably, Hewlett Packard's printing division is based here, providing employment to over 3,000 individuals.



The Train Depot

Eagle

By the Numbers

Year Incorporated: **1971**

Population: **32,868**

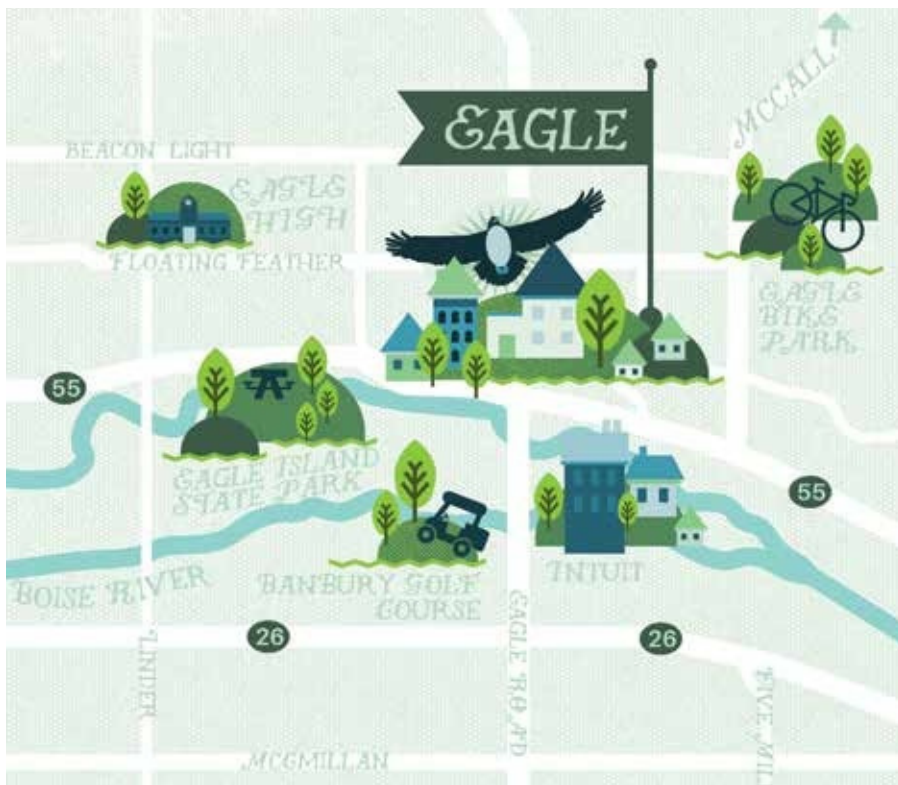
Median Household Income: **\$92,807**

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

Among the delightful cities in the Treasure Valley, Eagle, Idaho stands out uniquely. Unlike most suburbs that rest on the valley floor, Eagle is nestled against the foothills, providing a picturesque setting. While other cities offer water play only in local parks and subdivisions, Eagle boasts the Boise River running through it and a swimming beach at Eagle Island State Park. The vibrant downtown, abundant community events, and strong neighborhood spirit make Eagle a standout in terms of recreation, character, and charm.



Stylish, Small-Town Appeal

Nestled in the corner of the Valley, Eagle is a charming town with a rich history dating back to the 1860s. Its downtown, adorned with historic buildings from the early 1900s, exudes an old-town charm. Once considered a swamp area, it now houses some of Southwest Idaho's most expensive riverfront properties. Over the years, Eagle has grown significantly, from 350 residents in 1971 to nearly 30,000 today. The town's smart city planning has preserved its character while accommodating the growing population.

Eagle's allure lies in its small-town ambiance, especially in the historic downtown area with its vintage streetlights, restaurants, and specialty boutiques. The older part of Eagle features mature, tree-lined streets, spacious lots, and family-friendly neighborhoods and parks. As the town expands, more first-class dining spots, housing developments, shops, and healthcare facilities have drawn people to call Eagle home.

Eagle Island State Park



Recreation Abounds

In Eagle, you can enjoy a wide range of recreation options. Whether you prefer biking, hiking, golfing, or strolling downtown, the city has it all.

The expansive Eagle Sports Complex and Bike Park, spanning 200 acres, offers a BMX track, mountain bike trails, a skate park, basketball courts, and an inline hockey rink. Golf enthusiasts can indulge in the top-rated Banbury Golf Course and the mature and challenging Eagle Hills course, both located in Eagle. Eagle Island State Park is a recreational haven, featuring zip lines, water slides, sandy beaches, horseback riding trails, and more.

The town's well-kept parks boast fantastic splash pads, and numerous community events throughout the year ensure a lively social calendar.

Yes, a Class All Its Own

Eagle's charm extends beyond its delightful qualities. Just an eight-mile drive from downtown Boise, it offers the perfect balance of tranquility and access to the bustling city. With its country setting, friendly people, excellent schools, safe neighborhoods, abundant recreation, and numerous social events, Eagle stands out as one of the most sought-after towns in the Boise area. Come and see for yourself what makes Eagle truly exceptional.



Meridian



The Heart of the Treasure Valley

Located at the heart of the Treasure Valley, Meridian is surrounded by Nampa, Caldwell, Middleton, Eagle, Kuna, and Boise. It's conveniently positioned just 15 miles west of Boise and 10 miles east of Nampa, making it easily accessible from all directions.

Meridian has experienced rapid growth, with an 81.5% increase since 2000, making it the second-largest and fastest-growing city in Idaho. Its family-oriented infrastructure, strategic city planning, and business opportunities contribute to its popularity and success.

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

When you ask anyone in Meridian what they love about the city, you'll consistently hear one thing: the people. Despite rapid growth, the residents maintain a strong sense of community spirit, supporting one another with kindness, friendliness, and warmth. Downtown and community events exude a small-town, almost rural atmosphere, creating a sense of belonging. Meridian is safe, clean, and an ideal place to raise children, where families enjoy riding bikes to local snow-cone shacks and letting their kids play at parks until dusk.

Designed for Living

Roaring Springs Water Park, a Travel Channel's Top U.S. Water Park, delights both children and the young at heart, visible from the freeway. Adjacent to it is Wahooz Family Fun Zone, providing year-round fun with go-karts, bumper boats, miniature golf, batting cages, laser tag, bowling, an arcade, an event center, and a grill. Downtown, the Meridian Speedway is another favorite summer attraction.

A beloved family destination, The Village at Meridian is an outdoor shopping mall featuring specialty stores, restaurants, a luxury movie theater, a fitness center, and an arcade/bowling alley. With ample outdoor seating, a playground, and a captivating fountain with water displays, lights, and music every hour, it offers year-round fun. During winter, an outdoor ice rink adds to the festive atmosphere.

Meridian boasts 19 public parks, including Settlers Park, where free outdoor movies and live music entertain during the summer. Many parks have splash pads or swimming pools for added enjoyment. Locals love visiting the Meridian Main Street Farmers Market at City Hall Plaza on Saturday mornings from June to September. The market showcases locally grown produce, homemade treats, and handmade arts and crafts.

Built for Business

Meridian is experiencing rapid growth with the emergence of thriving companies and industries. Strategic collaboration between the City of Meridian and Idaho State University has led to the development of the Medical Core, positioning Meridian as a prominent health-and-science industry hub in the nation. The city is home to notable institutions such as Blue Cross of Idaho, St. Luke's full-service acute-care campus, ISU's Meridian Health Science Center, and Idaho College of Osteopathic Medicine (ICOM), the state's first medical school that began instruction in 2018. ICOM's presence in the medical core is anticipated to attract new businesses, employ over 90 senior instructors, and train physicians to serve a five-state region.

Meridian is flourishing as a hub for health-and-science industries and retail and commercial development. Numerous retail merchants, professional services, and recreational venues recognize the advantages of operating in Meridian. The city's convenient access to Interstate 84 and Highway 55, proximity to outdoor recreation, low cost of living, excellent schools, and attractive neighborhoods make it an appealing destination for skilled employees. As a thriving community in the heart of the Treasure Valley, it's no surprise that Meridian is the fastest-growing city in Idaho.



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

Picture those heartwarming scenes from movies set in small country towns, where community events bring people together. Caldwell, Idaho embodies that charm with its twilight ambiance, twinkling lights, live music, and the sense of familiarity among everyone. Gals in sundresses and cowboy boots enjoy wine and laughter with friends, while guys swing their partners on the dance floor. It's a place where generations gather, creating cherished memories. Welcome to Caldwell, Idaho!

THE TREASURE VALLEY

Life in Caldwell, Idaho, is refreshingly simple, surrounded by picturesque farmland, big tractors, and welcoming people. "Farm-to-table" is a way of life, and the bustling local farmers market rivals the grocery store. With a growing downtown and numerous community events, Caldwell offers a vibrant atmosphere. Despite its population of just over 50,000, there's plenty of space for residents to savor their surroundings and enjoy the peacefulness of this great little town.

What's Your Pleasure?

Rodeos and county fairs are major attractions in Caldwell. The Caldwell Night Rodeo (CNR) is Idaho's #1 outdoor rodeo, drawing over 45,000 fans during its five-night extravaganza. The Canyon County Fair is another highlight, with over 50,000 fair-goers enjoying top country acts, farm animals, carnival rides, and more.

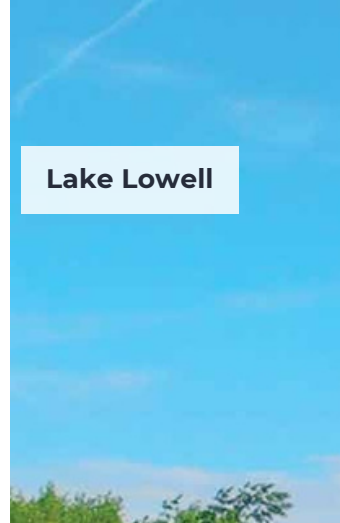
Surprisingly, Caldwell is home to many wineries, with about 15 in the Snake River Valley. Oenophiles are discovering excellent wines, booking Airbnb's, and exploring the wine trail. The region's soil and climate make it ideal for grape growing.

Golf enthusiasts will also find something to love in Caldwell, with the affordable and excellent Purple Sage Golf Course and the charming 9-hole Fairview Municipal Golf Course.



The College of Idaho

"The perfect mix of old and new."



Lake Lowell



The Indian Creek Festival is a beloved event in Caldwell, held along Indian Creek in Downtown. This two-day family-friendly festival includes the exciting cardboard kayak races, where participants brave the fast-flowing creek and whitewater in kayaks made of cardboard.

The revitalization of Downtown Caldwell's Indian Creek Plaza has brought new life to the town, offering an outdoor venue for wine and art festivals, music events, and more. The addition of an 11-screen movie theater and trendy restaurants and boutiques has enhanced the area. In winter, the Plaza transforms into a magical festival of lights and features outdoor ice skating on the all-new ice ribbon.





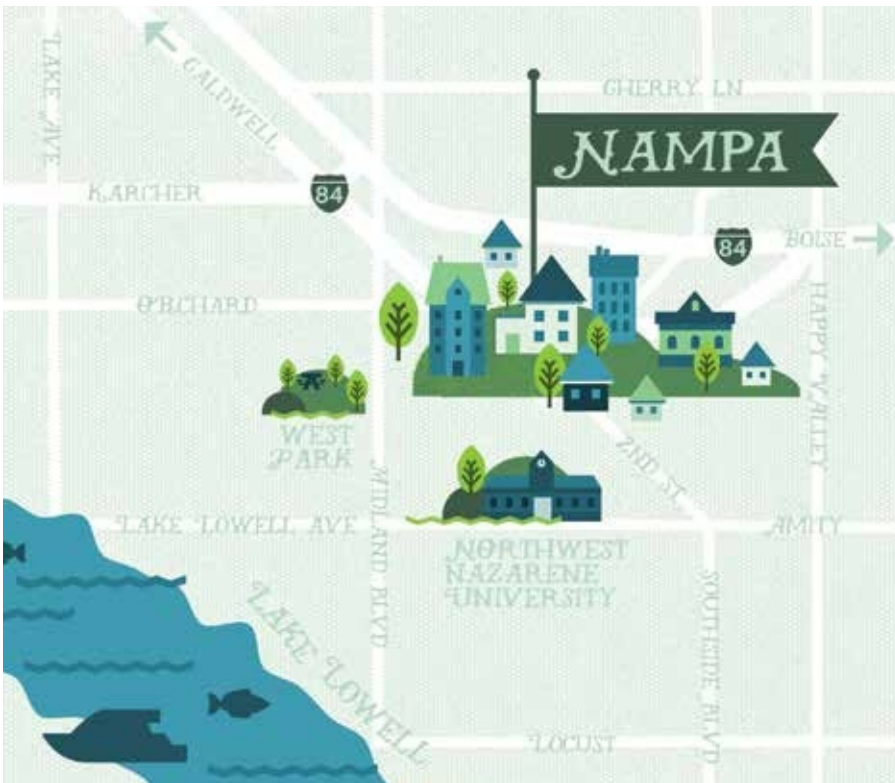
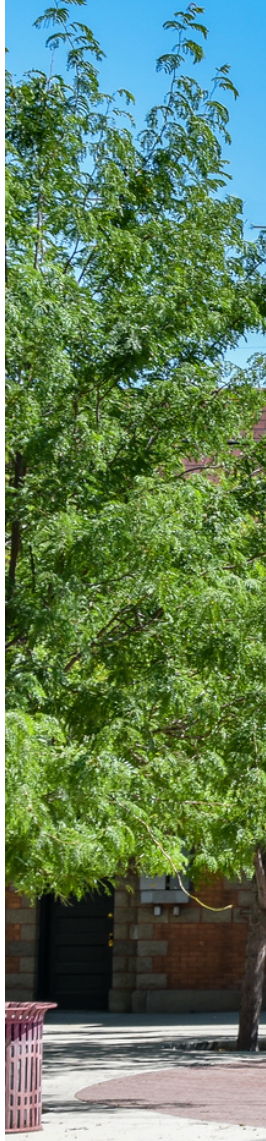
What the Locals Love

Caldwell residents appreciate the city's friendly and community-minded atmosphere, even though it's not a large city. Located just 25 miles from Boise, Caldwell benefits from its proximity to the bigger city while maintaining its own charm. The city boasts beautiful parks, splash pads, and a vibrant farmers market. Downtown renovations are also generating excitement among the residents. The pride of Caldwell is The College of Idaho, the state's first private college and a treasure in the historic district.

Caldwell's blend of old and new is evident in its diverse fashion and social gatherings. Whether it's gathering in Grandma's kitchen or exploring the latest downtown restaurant, living in Caldwell is an exciting experience in the treasure of the Valley.

Nampa

Ridgecrest Golf Course



Nampa Proud

Nampa proudly embraces its small-town feel, despite being the third-largest city in Idaho. The friendly locals and relaxed atmosphere contribute to the town's unique charm. Nampa has much to be proud of, and the community's support for the city's slogan reflects their deep appreciation for their home.

A Railroad Past

Nampa's history dates back to the early 1880s when the Oregon Short Line Railroad constructed a line from Wyoming to Oregon, which included a station in Nampa. As the railroad bypassed Boise, Nampa's depot became the most impressive in the region.

Train Depot Museum



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**

Now, let's talk about the Nampa Train Depot Museum. Situated in the heart of Downtown Nampa, this majestic historic building was rescued from demolition in 1972 by dedicated citizens. Inside, you'll find exhibits showcasing Nampa's railroad history, antiques, souvenirs, and much more.

A Downtown Future

Downtown Nampa is a source of pride for both residents and business owners. It boasts the new Library Square and Nampa Library, making it easily walkable to attractions like the Nampa Train Depot Museum, Nampa Farmers Market, art galleries, consignment and retail boutiques, and trendy restaurants. Notable spots include Flying M Coffee Garage, Messenger Pizza, Brick 29 Bistro, Stella's Ice Cream, Boise Fry Company, MESA Tacos + Tequila, and Crescent Brewery, among others.

Peaceful Lake Lowell

Lake Lowell is a source of pride for the people of Nampa. Situated in South Nampa, this 9,000-acre reservoir offers a paradise for recreation enthusiasts. Constructed by the United States Bureau of Reclamation in the early 1900s, it is surrounded by the Deer Flat National Wildlife Refuge, a haven for birdwatchers. During the summer, visitors can enjoy picnicking, water skiing, wakeboarding, stand-up paddleboarding, and various lake activities. In the fall, it becomes a prime spot for waterfowl hunting.

So Much to Do

For its size, Nampa offers an impressive array of attractions. The Warhawk Air Museum preserves military aviation history and draws 25,000 visitors annually. The Ford Idaho Center hosts world-class musicians, events, horse shows, and rodeos like the Snake River Stampede, a top 10 professional rodeo. Golf enthusiasts have three beautiful courses in the city. The Nampa Rec Center is a family-friendly facility with pools, fitness rooms, tracks, racquetball, rock climbing, and various events. For performing arts, there's the Nampa Civic Center.

Excellence in Education

Nampa residents take pride in their schools. Both public and private institutions, from early childhood to higher education, have dedicated teachers who embody the town's spirit. They are hard-working, caring individuals passionate about providing the best education for students. Nampa is home to three excellent colleges: Northwest Nazarene University, a top Christian university in the Northwest, College of Western Idaho, and Stevens-Henager College.

Quality of Life

Nampa's charm lies not only in its amenities but also in its warm and supportive community. The hardworking and welcoming people come from diverse backgrounds, including farming families, service professionals, retail workers, and entrepreneurs. The affordable housing and low crime rate add to the appeal. With numerous parks and trails, there's always something to explore, and the convenient proximity to other areas in the Valley is a significant advantage.

Growing and Thriving

Nampa's business-friendly environment and low unemployment rate have attracted numerous companies to establish or expand their presence here. The city is a retail hub with major stores like Target, Dicks Sporting Goods, and Costco.

Nampa has recently welcomed two new full-service hospitals: the 87-bed St. Luke's and the 100-bed Saint Alphonsus. Additionally, Amazon recently opened a new distribution center in the area, generating over 1,000 new jobs.

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



Kuna

By the Numbers

Year Incorporated: **1864**

Population: **25,131**

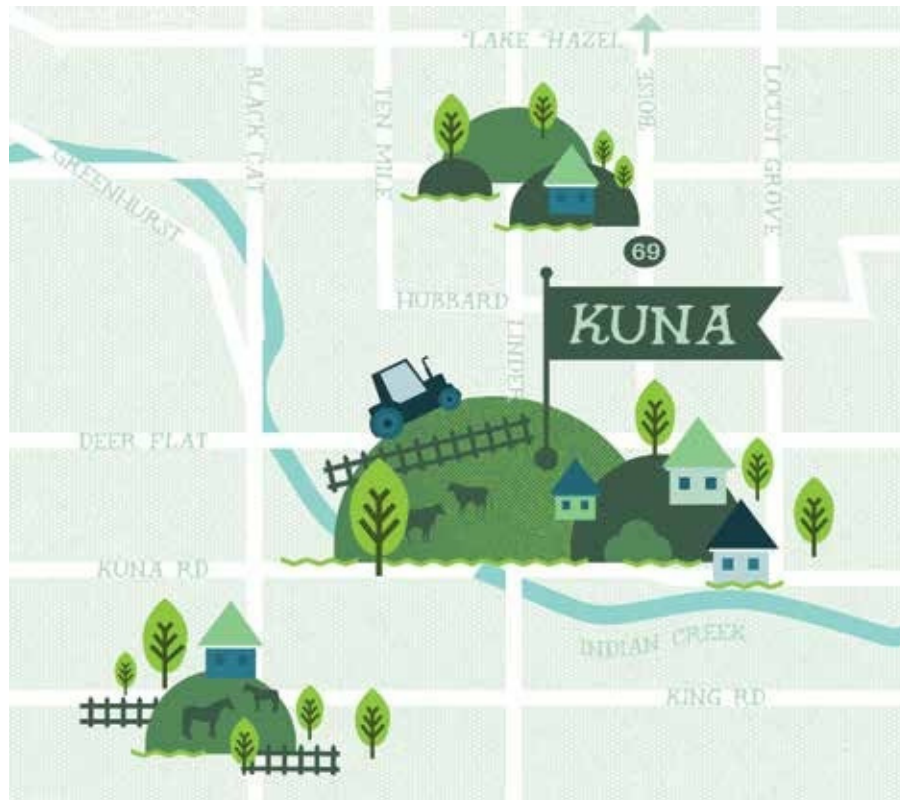
Median Household Income: **\$68,017**

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

Traveling south of Meridian for approximately 10 miles leads you to the flourishing town of Kuna. Surrounded by vast fields of tall corn, it's hard to believe that Kuna is one of the fastest-growing cities in the Treasure Valley. Yet, beyond the cornfields, a different narrative emerges.

Home builders recognized Kuna's potential early on, creating residential and luxury communities that are attracting a new demographic to the area. The main attractions are the affordable home prices and its convenient proximity to neighboring Meridian, just a short 10-15-minute drive away.

With the housing market booming, businesses are also rapidly emerging. In the past year alone, several chain businesses have opened up shop in Kuna.

A shift from agriculture lots to grocery and retail stores is evident in Kuna. Gas stations and convenience stores are now frequent on major corners. With these businesses flourishing, Kuna is becoming more self-contained, providing residents with easy access to their daily needs within their own charming community.

Peace and Quiet

Initially drawn by the lower home prices, people often fall in love with Kuna's charming community. Despite its rapid growth, Kuna maintains its country setting and rural charm. The stunning scenery encourages families to embrace the outdoors, explore nature paths, and enjoy neighborhood parks. The inviting ambiance fosters friendliness, with people holding doors open, making eye contact, and greeting strangers with a smile.

The developments being surrounded by farmland contribute to a peaceful and tranquil environment, setting Kuna apart from the hustle and bustle of larger cities.

Small-Town Living

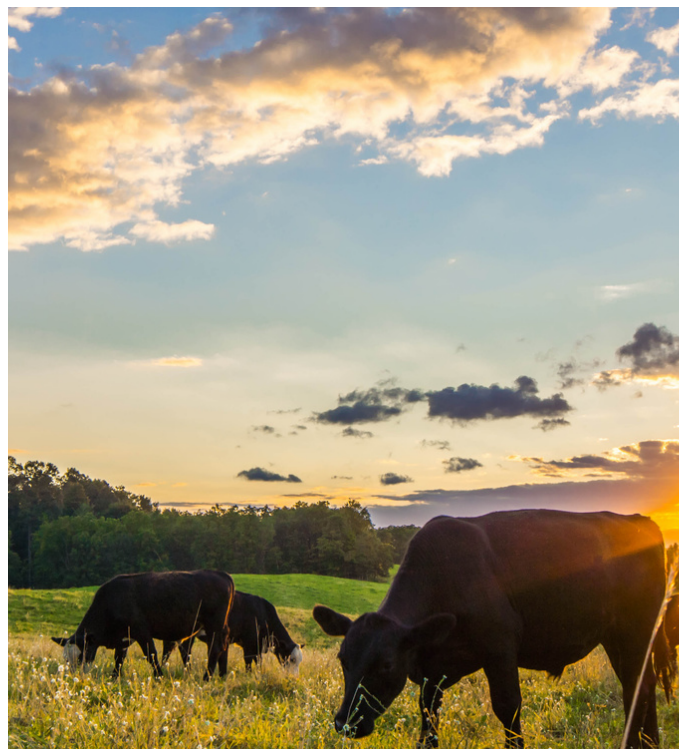
Living in a small, growing town like Kuna offers the best of both worlds – the charm of the past and the excitement of the future. During Kuna Days, held every August, residents experience the nostalgia of a country carnival. The entire town comes together to celebrate its history with a two-day festival.

Vendors showcase crafts and face-painting, while food trucks and a beer garden add to the festive atmosphere. Games, rides, live music, and performances entertain both young and old. The event features a lively parade through downtown and concludes each night with a breathtaking fireworks display.

In December, the community comes together for the Down Home Country Christmas Night Light Parade on Main Street. Colorful floats illuminate the street with a holiday glow, while Christmas music fills the air. Kids eagerly catch candies tossed by the floats as they pass by. The parade culminates at Bernie Fisher Park, where the lighting of the city's Christmas tree brings joy to all. Kuna's downtown area is undergoing revitalization, with upgraded street lamps and sidewalks already in place.

City Council aims to enhance the area's charm by adding art projects, making it more pedestrian-friendly, and preserving its hometown atmosphere. As local businesses improve their exteriors, the mix of mom-and-pop shops, unique restaurants, and vibrant parades will undoubtedly attract visitors to downtown Kuna.

For a fun and lesser-known local activity, floating along Indian Creek is a delightful experience. Forget long pump lines and crowded spots; start at Strobel Road with your tube and friends for a 45-minute float down this scenic and fast-flowing river. While the water is generally calm and relaxing, a few rapids will surely add some excitement to your adventure.



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**



Middleton



Life Is Better Here

Middleton, a genuine Idaho small town, lies just 40 minutes away from the vibrant downtown Boise, but you might not believe it with the serene atmosphere it exudes. Here, the country culture thrives, with horses and farmland as the norm. Asking for directions to the best old-fashioned ice cream shake feels like a natural conversation (by the way, it's Burger Den on Main).

Middleton's allure lies in its charm and affordable property prices. With land costs about half of what you'd find in nearby cities, owning acreage is within reach for many. Older homes often come with spacious land, barns, and outbuildings. Building your dream home on acreage is also feasible. Despite the urban growth in the Treasure Valley, Middleton has managed to maintain its small community vibe with just over 7,000 residents, keeping its rural essence and warm hospitality intact.

Family Matters

Middleton prioritizes family and education, with one of the Valley's best school districts, offering small student-to-teacher ratios for personalized attention. Recently, the city built an elite high school with advanced technology and safety features, accommodating 1,600 students. Expanded athletic facilities, including a 3,000-seat gym and 4,000-seat football stadium, enhance the community's commitment to recreation.

Middleton's dedication to family activities is evident with four beautiful parks, including Piccadilly Park hosting a farmers market and splash pad, and Grindline Park featuring a top-notch skatepark. The city has two parks departments to ensure a rich recreational experience for residents and visitors. Future plans include a zip line, outdoor workout stations, and an amphitheater.

The Greater Middleton Parks and Recreation Department is dedicated to preserving open spaces in this beautiful country town. They manage three delightful parks for the community's enjoyment and host free movies at Foote Park during the summer.

The department has also transformed an old elementary school gym into the Middleton Community Center. Here, residents can participate in community plays and play pickleball, basketball, or volleyball. It serves as a popular gathering spot for seniors and retirees, while also providing an afterschool rec room for middle school and high school kids.



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**

Emmett

Annual Emmett Cherry Festival

Living In Emmett

Nestled north of the Treasure Valley, Emmett, at the base of Squaw Butte and the Payette River, offers abundant year-round recreational opportunities. This small town provides all the essentials with delicious restaurants, a modern hospital, and good schools. It's a safe and family-friendly place, where children can walk and bike to schools and parks. The close-knit community values helping neighbors and supporting one another.

With a population of under 7,000, Emmett sits in its own valley, yet it's only a 30-minute drive from Eagle and larger cities. This peaceful small town attracts those who value a serene lifestyle. Emmett exudes hometown pride, seen in their beloved high-school football games and the annual Emmett Cherry Festival. The festival draws over 50,000 visitors each June for four days of delightful family fun.

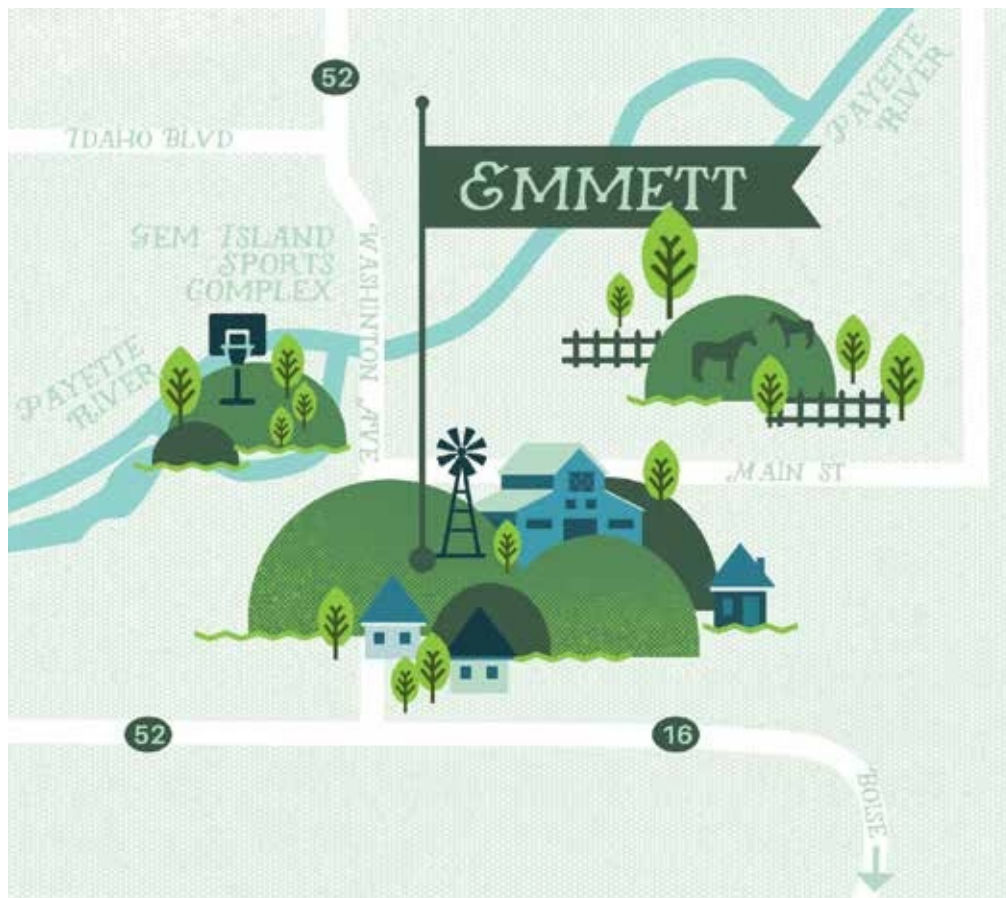
Surround Yourself With Rugged Beauty

Nowhere in the Treasure Valley can rival the rugged beauty that embraces Emmett. The stunning scenery as you drive down Highway 16 into the Emmett Valley is simply breathtaking.

The Payette River offers a wide range of recreational opportunities, from serene fishing spots to thrilling whitewater rafting, favorite swimming spots, and secluded picnic areas. Along its forested banks, there are endless camping spots to enjoy the clean mountain air.

The Gem Island Sports Complex, surrounded by the Payette River, is a popular spot for families with its baseball fields, soccer fields, skate park, and more. For off-road vehicle enthusiasts, the Little Gem Cycle Park is one of the largest in the West, covering over 2,000 acres of diverse terrain. And for boating and fishing, Black Canyon Reservoir is a beloved destination.

Emmett not only offers a plethora of outdoor recreation opportunities but also hosts a range of community events. The Cherry Festival, Gem County Fair & Rodeo, Cruise Night, and Emmett Farmers Market are all highlights. With its stunning natural beauty and warm hometown spirit, Emmett is a cherished and unique place that residents proudly call home.



Star

By the Numbers

Year Incorporated: **1905**

Population: **11,822**

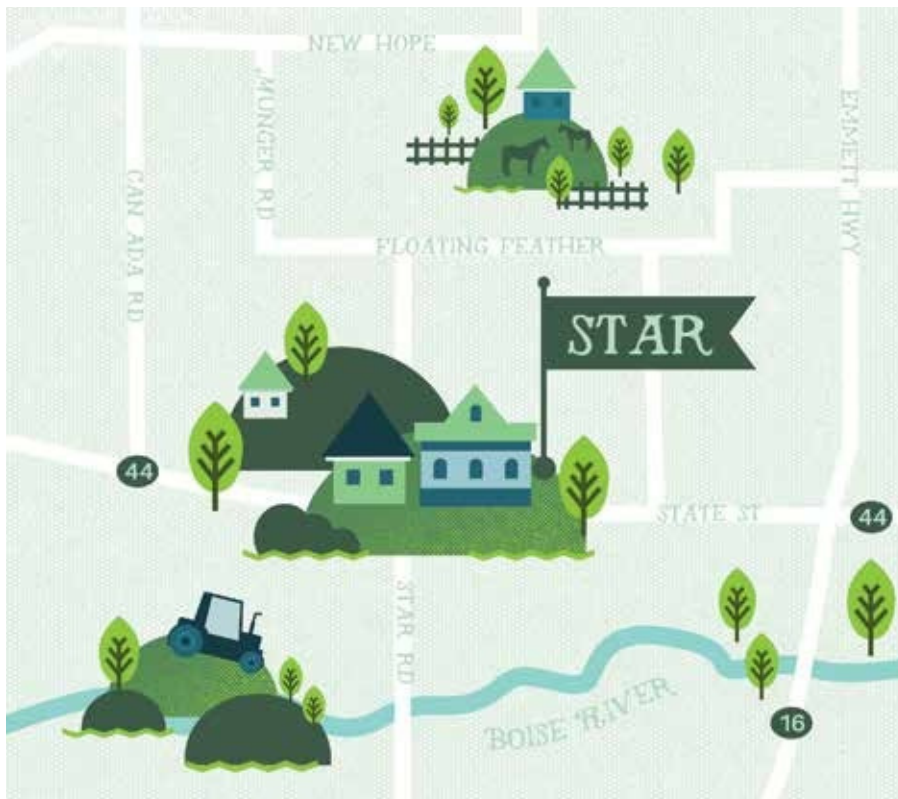
Median Household Income: **\$65,212**

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

People Per Household: **2.98**

Driving Distance to Boise: **17 miles**

Star Bridge



Beautiful, Open Space

Star, nestled between Eagle and Middleton, boasts a landscape of open spaces, new subdivisions, and equestrian properties. It strikes the perfect balance between modern conveniences and rural charm. Many compare it to the early days of Eagle, with its abundance of undeveloped land, agriculture, and rolling hills.

Not long ago, Star was relatively isolated from its neighboring cities, earning the reputation of being "out in the country." However, with the extension of Highway 16 connecting it to Meridian and the emergence of new subdivisions, Star has become more accessible than ever while retaining its scenic rural allure.

With a population of just under 10,000, Star remains a quaint town. The Star Mercantile, established in 1919, serves as the main store, providing a wide range of goods, from lumber to milk. The town also features several restaurants and small businesses, including the recently opened Bi-Mart, which garnered significant attention. Despite its small size, Star offers convenience with its proximity to various locations in the Valley. Downtown Boise is just a little over 30 minutes away, while Costco in Nampa and WinCo grocery store in Eagle can be reached within 15 to 20 minutes.

The Perfect Place to Plant Your Roots

With its friendly hometown atmosphere and charming country setting, Star is an ideal place for families to live and thrive. The strong sense of community and exciting events entice new residents to join in. River Walk Park, a hidden gem cherished by locals, remains tranquil and unspoiled. Family-owned restaurants like Sully's and Star Country Café make you feel right at home.

Shopping at the quirky stores along State Street is a delight. The local skate park and outdoor summer movies attract kids of all ages. Star's low crime rates create a sense of safety while enjoying outdoor activities. You might even bump into the Mayor while refueling your car.

Star offers everything you desire in a country setting and more, including friendly neighbors, traditional festivals, and the best Fourth of July fireworks show in the Valley! It's an authentic small-town life at its finest.

Brightest Jewel in the Gem State

Star is attracting the attention of real estate agents and locals due to its growth and appealing subdivisions. The community's expansion is likely to attract more businesses and conveniences. Housing prices are affordable, comparable to Meridian rather than Boise.

Many homes offer picturesque views of surrounding mountain ranges: Squaw Butte to the north, Boise foothills to the east, and Owyhee Mountains to the south. You might also explore the option of a Rural Development Loan, a USDA Home Loan that covers 100% of the purchase price without a down payment. While not everyone qualifies, its availability is noteworthy. If you seek a tranquil rural setting with small-town charm, Star is the ideal place to establish your roots.



Garden City



The City Within a City

Garden City is a unique strip of land that runs through other cities in the Treasure Valley, but it stands out with its own distinct identity. Its history is rich, with Chinden Boulevard's name reflecting its agricultural roots as a blend of "Chinese" and "gardens." Today, Garden City is renowned for its lively arts scene, thriving makers community, and its proximity to the beautiful Boise River.



“A vibrant mix of arts and makers.”

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

When you ask a Treasure Valley resident about Garden City, they'll likely rave about their favorite beverages. Garden City is renowned for its inventive wineries, breweries, and cideries, boasting award-winning establishments like Cinder Wines, Meriwether Cider, Coiled Winery, Split Rail Winery, Bella Brewing, Crooked Fence Brewing, and many others. With such abundant drinking opportunities, Garden City becomes an ideal staycation destination (just remember to have a designated driver!).

Immerse Yourself In the Arts

Despite its small size of just four square miles, Garden City is a hub for artists and creators. The Surel Mitchell Live-Work-Create District, honoring a prominent artist, and venues like the Visual Arts Collective are beloved by residents. Keep an eye out for the vibrant signs guiding you along the Garden City Artisans Pathway during your visit.

Surf the River

Surfing on a river? You can experience it in Garden City! The Boise Whitewater Park, located at the Garden City border, boasts one of the world's first adjustable river waves. Kayakers also flock to this unique spot to test their skills before tackling bigger waves on the Payette. Another popular attraction is the Greenbelt, a scenic riverside path that winds through Boise, Garden City, and Eagle. Walkers, runners, and cyclists can be found enjoying this beautiful thoroughfare every day, rain or shine.

BEYOND THE TREASURE VALLEY





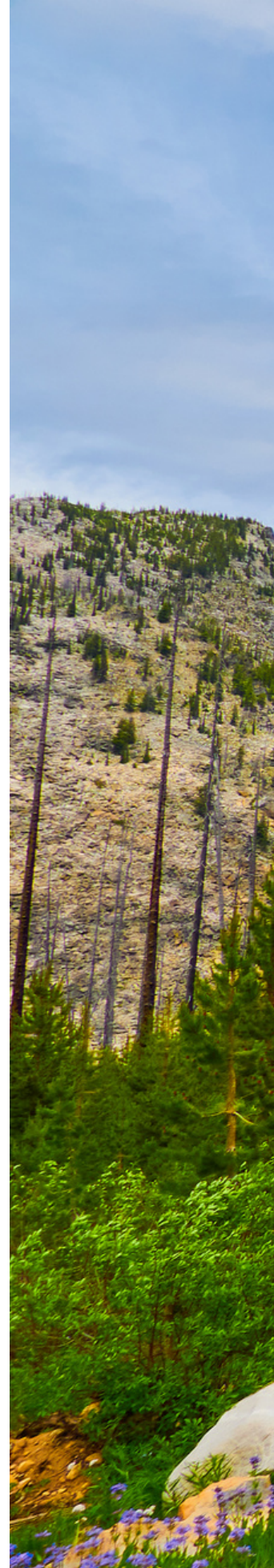
Life Beyond the Treasure Valley

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.

BEYOND THE TREASURE VALLEY

McCall

Nestled against the beautiful Payette Lake, McCall is a charming town with a 5,330-acre expanse of pristine glacial water. The lake serves as the heart of McCall's activities, attracting water skiers and boaters in the summer, and snowmobilers and skiers in the winter. McCall is a sought-after location for second homes, offering affordability compared to similar properties in neighboring states.





Fun for Families

Brundage Mountain Resort is a local favorite for skiers and snowboarders, offering "the best snow in Idaho." In the summer, it becomes a hotspot for mountain bikers and hikers who enjoy the breathtaking views and wildflowers. Ponderosa State Park, spanning 1,000 acres on a peninsula overlooking Payette Lake, is a cherished destination for hiking. After an active day, families can visit the classic burger joint, My Father's Place, and catch the beautiful sunset over the lake.

The McCall Winter Carnival, a long-standing tradition, turns the town into a magical winter wonderland with snow sculptures and parades, attracting around 60,000 visitors for this week-long festival.

Buying In a Vacation Town

With fewer than 3,000 full-time residents, McCall remains a small town despite its immense popularity. Its convenient location, less than a two-hour drive from the Treasure Valley on Highway 55, makes it an ideal year-round getaway.

McCall is a perfect destination for second homes, with a century-long tradition of camping, hiking, and boating for Idahoans. It's an excellent place to create a lasting legacy to be cherished by generations to come.

Twin Falls

Shoshone Falls

Epic Adventures Await In Twin Falls

Twin Falls is a city full of delightful surprises. Situated about an hour and 20 minutes from Boise, this high-desert city is renowned for its thriving economy and abundant outdoor adventures.

Go Jump Off a Bridge

Twin Falls is surrounded by the breathtaking Snake River Canyon, with its impressive drop to the Snake River below. The iconic I.B. Perrine Bridge spans the canyon, attracting BASE jumpers from all over the globe. Twin Falls openly welcomes these thrill-seekers, and in fact, the world BASE jumping record was set right here on this bridge!

Waterfalls Everywhere

As you venture up the canyon, you'll encounter Shoshone Falls, a colossal waterfall that plunges 212 feet—surpassing even Niagara Falls. In the spring, Shoshone Falls becomes a major attraction, luring visitors from hundreds of miles away. The falls flow year-round, but water diversion for farming starts in June, making April and May the best time for prime viewing.



Snake River Canyon

A Hub for Business

In recent times, Twin Falls has become an appealing destination for national companies to establish their presence. The city is now home to a Chobani yogurt plant and a Clif Bar bakery, providing employment to hundreds of locals. While you can find numerous big-box stores near the canyon area, a stroll through town reveals a revitalized and charming downtown, thanks to a successful reinvestment campaign. This area features craft breweries, delectable restaurants, and quaint mom-and-pop shops.

A Great Place to Live

Twin Falls has undergone significant improvements, including the restoration of its historic downtown and investments in infrastructure like the canyon rim trail and parks. Families are drawn to this city for its excellent schools, friendly small-town atmosphere, and convenient access to recreational activities along the river and in the South Hills.

Being one of Idaho's gems, Twin Falls strikes the perfect balance, offering a cozy feel while providing amenities for growing families and businesses. It's an ideal location for innovative ideas and a laid-back lifestyle.

Sun Valley

The Sun Valley area, comprising the Sun Valley Resort, Ketchum, Bellevue, and Hailey, has been a celebrity haven since the 1930s. The opening of the Sun Valley Resort attracted movie stars seeking to ski in the sunshine. It's a stunning location for a second home, offering a laid-back yet elegant atmosphere.



Where Skiing Is King

The breathtaking snow in Sun Valley has always been its primary attraction. The Sun Valley Resort features two mountains, Dollar and Bald, offering a mix of easy runs and thrilling adventures. Despite being a favorite destination for some of the world's wealthiest individuals and hosting prestigious conferences like Allen and Co., the atmosphere remains refreshingly unpretentious.

Downtown Ketchum



“Laid back
yet
elegant.”

Four-Season Fun

Indeed, skiing is not the sole attraction in this stunning area. The region is renowned for its intricate fly fishing, which even enticed Ernest Hemingway to its Wood River banks (he rests in Ketchum's cemetery). Ample opportunities for hiking and cycling await, and a short drive north leads to the breathtaking Sawtooth Mountains.

Great for Getaways

Situated about three hours away from Boise on peaceful roads, the Sun Valley area offers an array of vacation homes and excellent condo choices. Retirees seeking an active, outdoor lifestyle are drawn to this scenic haven. With all the possibilities of Vail or Aspen and the charm of a quaint small town, you'll adore the historic city center of Ketchum. Alternatively, explore Hailey (formerly owned by actor Bruce Willis) or Bellevue for more budget-friendly housing options.



The Greenbelt: Exploring the Jewel of the Treasure Valley

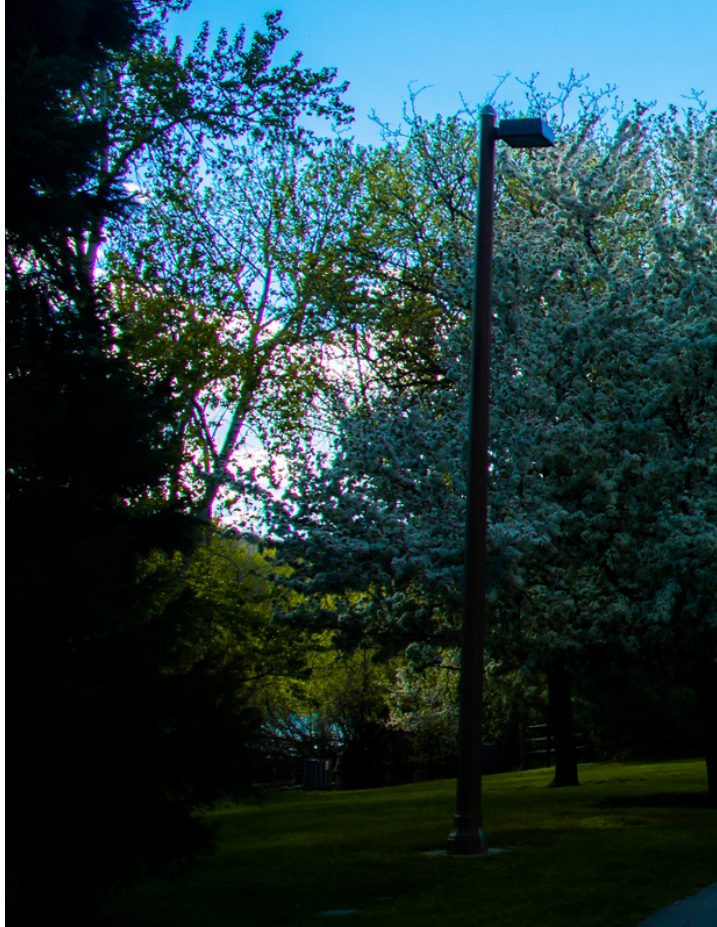
When you ask Treasure Valley residents about their favorite spots, you'll often hear two words: The Greenbelt. This 25-mile pathway gracefully winds along the Boise River, connecting 850 acres of parks and three cities (Boise, Garden City, and Eagle) in its journey. The Greenbelt is a haven for outdoor enthusiasts, and we'll highlight a few features to get you started. Since motorized vehicles aren't allowed, you can explore the trail by bike or on foot, making it the perfect adventure destination.

The Heron Rookery near Bown Crossing

Over 50 years ago, civic leaders conceived the Greenbelt, but back then, the Boise River wasn't something to be proud of. It served as a dumping ground and didn't support much native wildlife along its banks. However, today it's a beloved spot for wildlife enthusiasts, especially birders who flock to witness the blue heron rookery. To catch a glimpse of these herons in action and see their nests, head to the south side of the Greenbelt, just upstream from Bown Crossing.

Kathryn Albertson Park

This park is part of Boise's "Ribbon of Jewels" and is renowned for its incredible wildlife. Spanning 41 acres, it provides ample space to explore and observe a diverse range of creatures, including waterfowl, owls, songbirds, turtles, salamanders, and more. Besides its natural wonders, the park is a favorite location for weddings, graduation, and family pictures, particularly when the vibrant fall colors come to life.



Julia Davis Park

This historic and picturesque area is part of Boise's "Ribbon of Jewels," a collection of parks named after influential women civic leaders. Julia Davis and her husband, Tom Davis, played a pioneering role in the city's early days. In 1907, Tom generously donated 43 acres of land to Boise in honor of his late wife. Over time, the park expanded to cover 89 acres and now hosts several cultural attractions, including the Boise Art Museum, the Idaho State Historical Museum, Zoo Boise, the Boise Rose Garden, the Idaho Black History Museum, and various pavilions and spaces for public performances.

Natatorium Pool and Hydrotube

The Natatorium in Boise has been a popular spot for swimmers since 1892. The original structure closed in the 1930s due to safety concerns, but the current one offers a safe place for kids and adults to enjoy summer. It includes a toddler pool, a café, and a hydro tube for thrill-seekers, making it a favorite summer destination.



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.

Warm Springs Golf Course

Idaho is a hidden gem for golfers, with over 200 sunny days per year. Warm Springs Golf Course, situated by the Boise River and easily reachable from the Greenbelt, offers an 18-hole course with beautiful scenery and Foothills views. It's open daily from sunrise to sunset, making it perfect for golf enthusiasts.

Marianne Williams Park

Seeking tranquility? Marianne Williams Park on the Greenbelt is the ideal retreat. Here, only pedestrians are welcome, with no bicycles or pets allowed. Spanning 72 acres, it's one of Boise's largest parks and provides stunning views of East Boise's Barber Valley. The park also features two delightful fishing ponds, Loggers Pond and Williams Pond.

Baggley Park

At just seven acres in size, this park may be small, but it's filled with wonderful amenities! Located in Southeast Boise, it offers picnic areas, tennis courts, basketball courts, volleyball courts, and a playground perfect for children aged 2-12.

Greenbelt Etiquette

Trail Etiquette Tips for a Pleasant Outing:

- Always yield to pedestrians; they have the right of way.
- If cycling, announce your presence ("On your left!") when passing pedestrians.
- Stay on the right side of the path to allow others to pass easily.
- Dogs are welcome on leashes; remember to clean up after them.
- Avoid going off the trail to protect wildlife and riparian areas.
- Bicycles should not venture into unpaved sections; these are for pedestrians only.
- Pay attention to flood warnings and avoid biking or wading through flooded sections.



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

In addition to Boise's river, the Treasure Valley offers diverse fishing opportunities in small ponds, reservoirs, and Boise River tributaries. All ages, from kids to experienced anglers, can find something enjoyable. Get your fishing license, boat registration, and stocking schedules at Idaho Fish and Game online.

Blacks Creek Reservoir

Southeast of Boise, a 106-acre reservoir offers year-round fun, including ice fishing and stunning views of public lands.

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

Lucky Peak Reservoir

Lucky Peak Reservoir, 10 minutes from downtown Boise, offers over 2,700 acres of recreational opportunities. To avoid crowds, visit early or late in the day.

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

Boise River

Fish on weekdays too! Boise River accessible via bridges, parks, and ramps in Boise and Eagle. Enjoy fishing while biking 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

Urban hotspot for fishing, swimming, paddle boarding, and kayaking with fishing docks and beach areas. Close to the Greenbelt.

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

Veterans Park Pond

Veterans Park in downtown Boise, popular for fishing, includes memorials and a playground for young anglers.

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

Esther Simplot Pond I & Pond II

Offers large ponds with beaches for anglers, bird-watchers, and swimmers. Enjoy walking and biking paths, picnic shelters, and playground nearby.

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

Parkcenter Pond

Near downtown Boise and Boise State campus, this spot offers convenient fishing. Try your luck from the dock or bank, and you might catch a sizable catfish. It's also a part of the Idaho Birding Trail, perfect for birdwatching waterfowl.

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

Williams Pond

Marianne Williams Park in East Boise is a haven for walkers, birders, and anglers. It has a large fishing platform and accessible shoreline. Note that nearby Loggers Pond is not stocked.

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

Riverside Pond

This Garden City fishing hole, nestled into a quiet neighborhood off the Boise Greenbelt, is perfect for all ages. It features a new, large fishing dock for catching bluegill and stocked rainbow trout.

REEL IT IN bluegill/pumpkinseed/sunfish, rainbow trout

Free Fishing Day

Don't miss the annual celebration of fishing! It's held the second Saturday in June, and you can fish without a license on this day. Idaho Fish and Game hosts free events statewide to introduce fishing to first-timers, and they provide loaner gear too. Whether you're a rookie or a pro, it's a great opportunity to enjoy fishing!

Mariposa Pond

West Boise's Mariposa Park is dedicated to butterfly conservation. Besides fishing the pond, you can explore the educational pollinator garden or let your dog enjoy the dog area.

REEL IT IN rainbow trout

McDevitt Pond

This neighborhood pond is located in West Boise, near Meridian. Sneak out from your kids' Little League game to fish or let them play in the nearby skatepark and playground while you cast your line.

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

Settlers Park Pond

Meridian residents don't have to go to Boise for fishing. This stocked neighborhood pond is perfect for the whole family, with additional park amenities like a playground, tennis courts, horseshoe pits, and splashpads.

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

Kleiner Pond

In Julius M. Kleiner Memorial Park, you'll find a family-friendly pond with a large fishing platform and other amenities like sand volleyball, horseshoes, basketball, bocce ball, and more.

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

Sego Prairie Pond

Kuna residents love this little gem for year-round trout and bass fishing, with the appeal further enhanced by the surrounding Nicholson Park and nearby Indian Creek.

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

Eagle Island Pond

Head west of Eagle to Eagle Island State Park for a fun-filled day with the family. This highly 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

A pond complex in Nampa consists of five ponds, covering about 17 acres. Recently deepened to support larger fish.

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

Lake Lowell

Nampa locals frequent this large reservoir for fishing, boating, stand-up paddleboarding, and wildlife watching.

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

Caldwell Rotary Pond

This spot is a winner with new fishing docks, shade, and regular stocking. Anglers can also bring small watercraft and float tubes.

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

Caldwell Gravel Ponds

These two ponds offer fishing docks, shoreline access, and a restroom.

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

Duff Lane Pond

Located just outside Middleton, this 5.5-acre fishing hole is ideal in spring. It features a boat ramp, two fishing docks, and restrooms for easy accessibility.

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

Idaho's Home for Healthcare

In the Treasure Valley, you'll find three large healthcare systems: St. Luke's, Saint Alphonsus, and the VA Medical Center. They offer a wide range of services, from social work to cancer treatment, neurology, and orthopedics.

ST. LUKE'S

St. Luke's Boise, serving the Treasure Valley since 1902, is the largest healthcare provider and the flagship hospital of St. Luke's Healthcare System. It offers access to skilled specialists, nurses, and staff on a healing-friendly campus. 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 only Level II Trauma Center in the region, along with a wide range of services such as 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

The historic campus serves approximately 28,000 veterans annually, providing a full range of services including chronic pain management, extended care and rehabilitation, a 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

Discover the diverse educational opportunities in the Treasure Valley. Choose from a range of public, private, and homeschooling options that cater to your needs and those of your children. In addition to Boise State University, the largest university in Idaho, you'll find smaller colleges and branches of major Idaho universities in the area.

Read on to explore the right option for you and your family.

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 school
• 1 high school

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

Education continued...

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

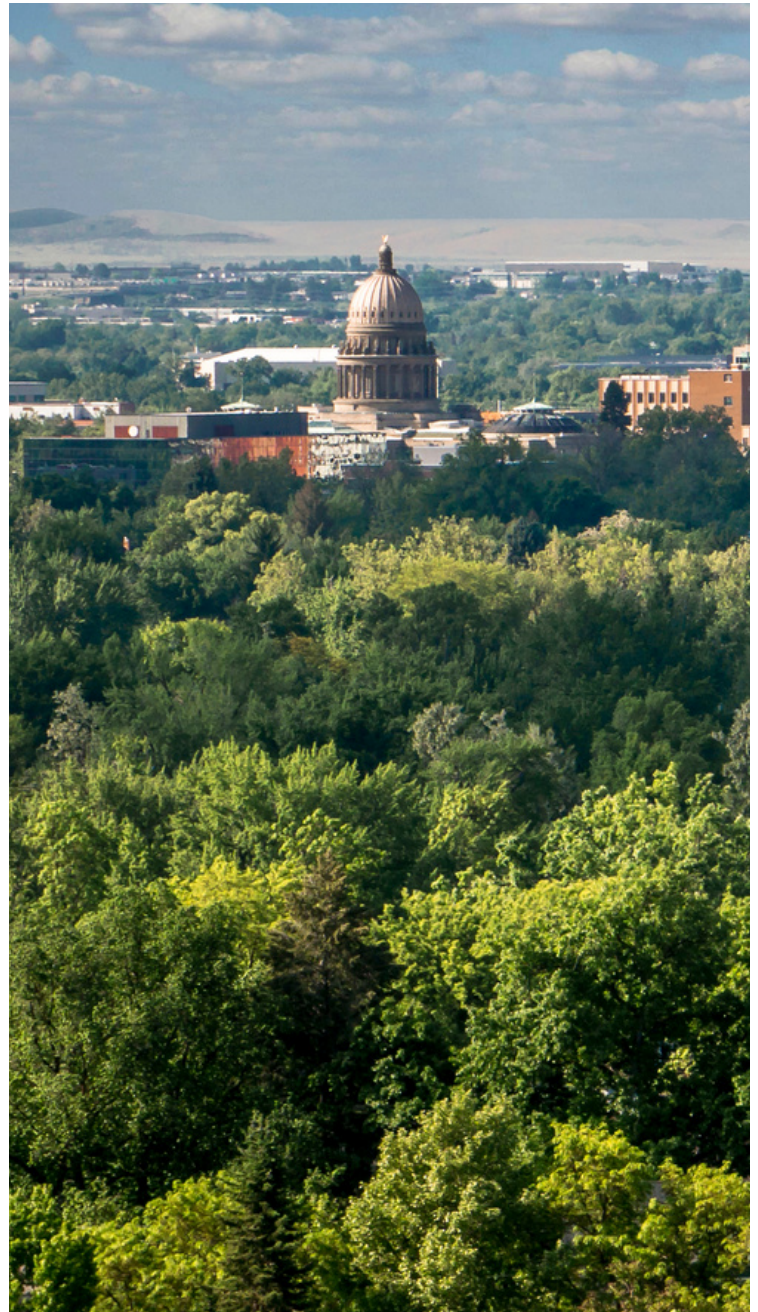
8695 W. Marigold St., Boise, ID 83714
(208) 376-7731
BoiseBible.edu
Enrollment: Approximately 170

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



Ready to Make the Move?

TO LEARN MORE VISIT OUR WEBSITE

-  contact@chambersrealtyidaho.com
-  www.chambersrealtyidaho.com
-  [chambersrealtyidaho](https://www.instagram.com/chambersrealtyidaho)



COLETTE CHAMBERS

Real Estate Advisor

(208) 891-8282

colette@chambersrealtyidaho.com



CORBIN CHAMBERS

Real Estate Advisor

(805) 850-2011

corbin@chambersrealtyidaho.com


CHAMBERS
REALTY

POWERED BY HOMES OF IDAHO