

THE TREASURE VALLEY AND
BOISE

2021 RELOCATION LIFESTYLE MAGAZINE

Meet Your Local Experts

208 Market: April Florczyk Real Estate

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The 208 Market team is a group of dedicated, passionate, and market-savvy professionals who put their clients' satisfaction before all else. Our attention to detail, superior people skills, broad knowledge of the real estate industry as a whole, and pure determination to indulge our clients with first-class service sets us apart.

A real estate transaction is really about managing people, their desires and their finances. It is an intricate and consequential negotiation. When so much is at stake, our effective team is the one you want to represent you. Our fair yet aggressive negotiating style and protectiveness of our clients' best interests and ultimately, their assets, has gained us respect with colleagues and clients alike.

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We are so excited to help you reach your goals and be a part of your home buying or selling experience.

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Best cities in the U.S. to move to right now.

“Boasting a beautiful setting—nestled in the high desert, bisected by the Boise River, and green enough to be called the City of Trees—Idaho’s largest city doesn’t need anything, or anybody, to sell itself.”

Curbed: The 10 best cities in the U.S. to move to right now



A PRODUCT OF THE INTERNET CZAR

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10 REASONS TO LIVE IN THE *Treasure Valley*

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 lifetime.

2. FREEDOM

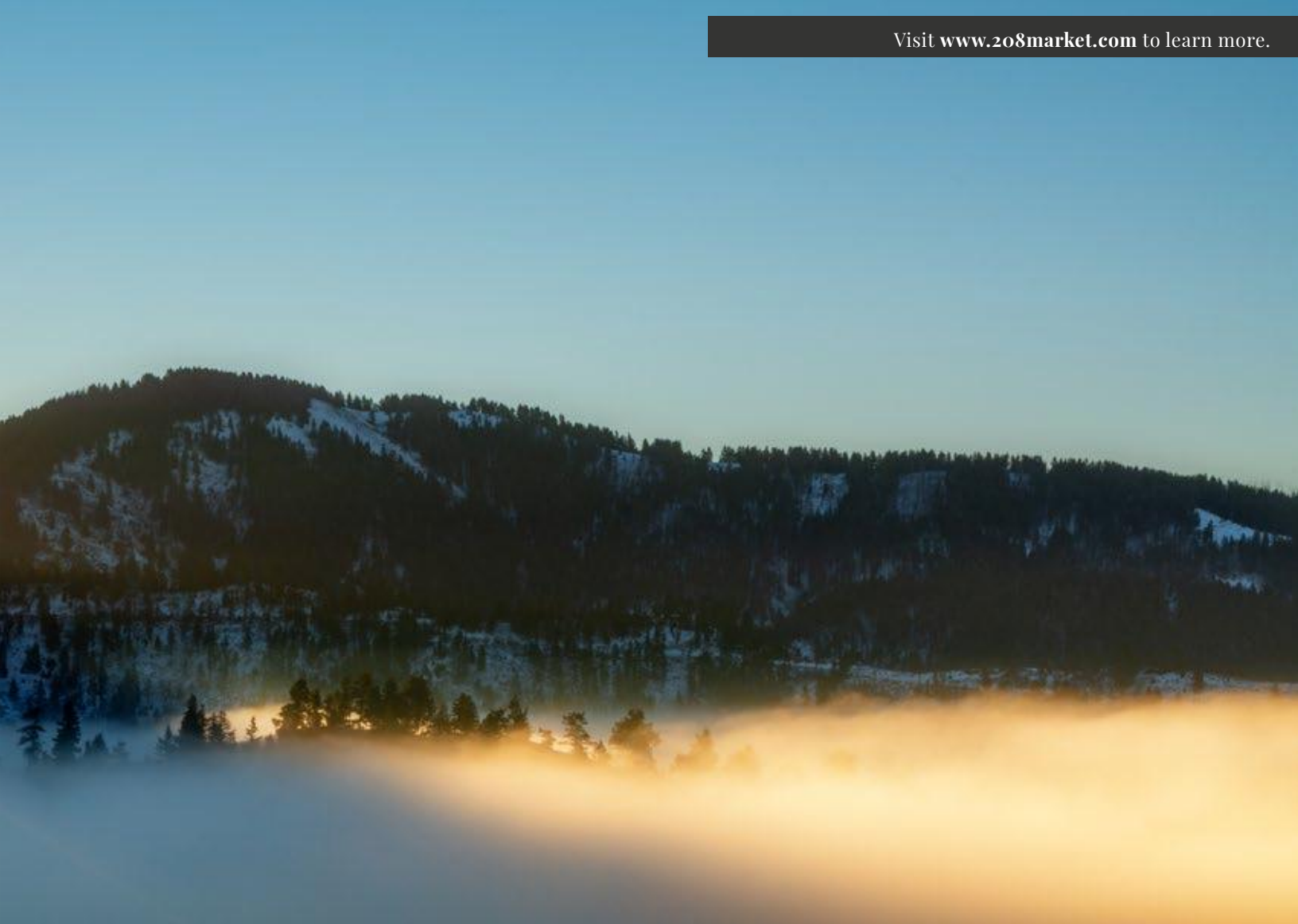
Freedom means a lot of different things to different people—in Idaho, it means a common-sense government run by people who still have some sense.

3. FOUR BEAUTIFUL SEASONS

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

4. ECONOMY & OPPORTUNITY

Diverse and evolving economic landscape, the Treasure Valley provides opportunities for start-up companies, young talent, and experienced entrepreneurs, building on a well-laid foundation paved by long-standing, local corporations.



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.

YOUR NEW HOME BECKONS.

Welcome

THE TREASURE VALLEY

The Boise-Nampa metropolitan area is known as the Treasure Valley. In addition to Boise and Nampa, the Treasure Valley includes Garden City, Meridian, Eagle, Caldwell, Star, Middleton, and Kuna. Situated between the Boise Mountains (or foothills) to the north and the Owyhee Mountain Range to the southwest, the valley provides abundant recreational activities within minutes from your home. In wintertime, these snow-covered ranges are breathtakingly beautiful.

The area was coined the “Treasure Valley” in 1959 by the Chamber of Commerce because it recognized the abundance of resources and opportunities available, and the name stuck. Keep reading to discover why it is such a real treasure today. Surrounded by beauty, a thriving economy, reduced commutes, and a wide variety of recreational options, you’ll find living in the Treasure Valley an opportunity you won’t want to miss.

LIFE IS BETTER HERE

Living in the Treasure Valley provides an unparalleled quality of life not found anywhere else in the nation. There is more family time, cultural entertainment, and adventure

opportunities. Commutes are significantly shorter than those of larger cities, which means less time on the road and more time enjoying life.

You will quickly discover an abundance of activities for people of all ages and interests. There is easy access to open spaces such as rivers, lakes, and trails. A vibrant downtown with upscale dining and entertainment. Plenty of family-friendly indoor activities are also available year-round, including indoor rock climbing, ice skating, trampoline parks, and more.

The Treasure Valley has so much going for it. A vibrant urban/ metropolitan economic and educational base. An affordable cost-of-living and a tremendous business-friendly environment. Four mild and distinct seasons and plenty of public wilderness that allows a lifetime of weekend adventures.

Whatever your passions, you’ll find them in the valley. And you won’t have to navigate through hours of bumper-to-bumper traffic to get there!





Call 208 Market: April Florezyk Real Estate with Keller Williams Realty Boise at 208.274.3787





Geography & Climate

The Treasure Valley is a large area located in Idaho's southwest region extending into southeast Oregon. For our purposes, we're focused exclusively on the Boise metropolitan area. Concentrating on the Boise area, this part is a wide valley, considered to be at the foot of the distant Rocky Mountains. The valley floor is carved by streams and rivers, the largest remaining being the Boise River that joins the Snake River about 40 miles to the north.

The location of the Boise metro area lends itself to four distinct seasons. In the summer, temperatures range from the upper nineties to the lower sixties. Summers are dry and especially delightful in the early evenings into the late mornings. Depending on where you're from, winters are moderately cold with little or occasional snow. Spring and Fall are mild and the favorite times of year to explore much of Idaho, especially if mountain biking, camping, and fishing are at the tops of your recreational interests.

Boise & Surrounding Valley

BY THE SEASON

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

Nov 18 - Feb 21

AVERAGE HIGH: 47°F

AVERAGE LOW: 27°F

SEASONAL RAINFALL: 5.14"

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

Feb 22 - Jun 14

AVERAGE HIGH: 63°F

AVERAGE LOW: 36°F

SEASONAL RAINFALL: 5.73"

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.



summer

Jun 15 - Sep 11

AVERAGE HIGH: 85°F

AVERAGE LOW: 56°F

SEASONAL RAINFALL: 1.84"

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

Sep 12 - Nov 17

AVERAGE HIGH: 64°F

AVERAGE LOW: 41°F

SEASONAL RAINFALL: 2.68"

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.



9 cities of the Treasure Valley

- Boise
- Meridian
- Eagle
- Kuna
- Star
- Nampa
- Caldwell
- Middleton
- Emmett





Boise, Idaho

YEAR INCORPORATED: 1863 POPULATION: 236,310

DRIVING DISTANCE TO BOISE: ** COMMUTE: 0:17



BOISE

Resident Spotlight



WHO: Morgan Brendle

PET'S NAME: Ada

WHAT YEAR DID YOU MOVE TO BOISE: Idaho in 2014 and Boise in 2016

WHERE DID YOU MOVE FROM (CITY/STATE): Ada, Oklahoma

HOBBIES: Photography, crocheting, hiking

WHAT DO YOU LOVE ABOUT BOISE: How I can walk or ride a bike easily around my area and to downtown. Love being able to make a stop at the grocery store on my walk back from work to pick up one or two things for dinner.

WHAT DO YOU LOVE ABOUT IDAHO: The snow! If not in my yard it is a short drive to the mountains. Second is the different events and activities that each season brings.



➤➤ 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.

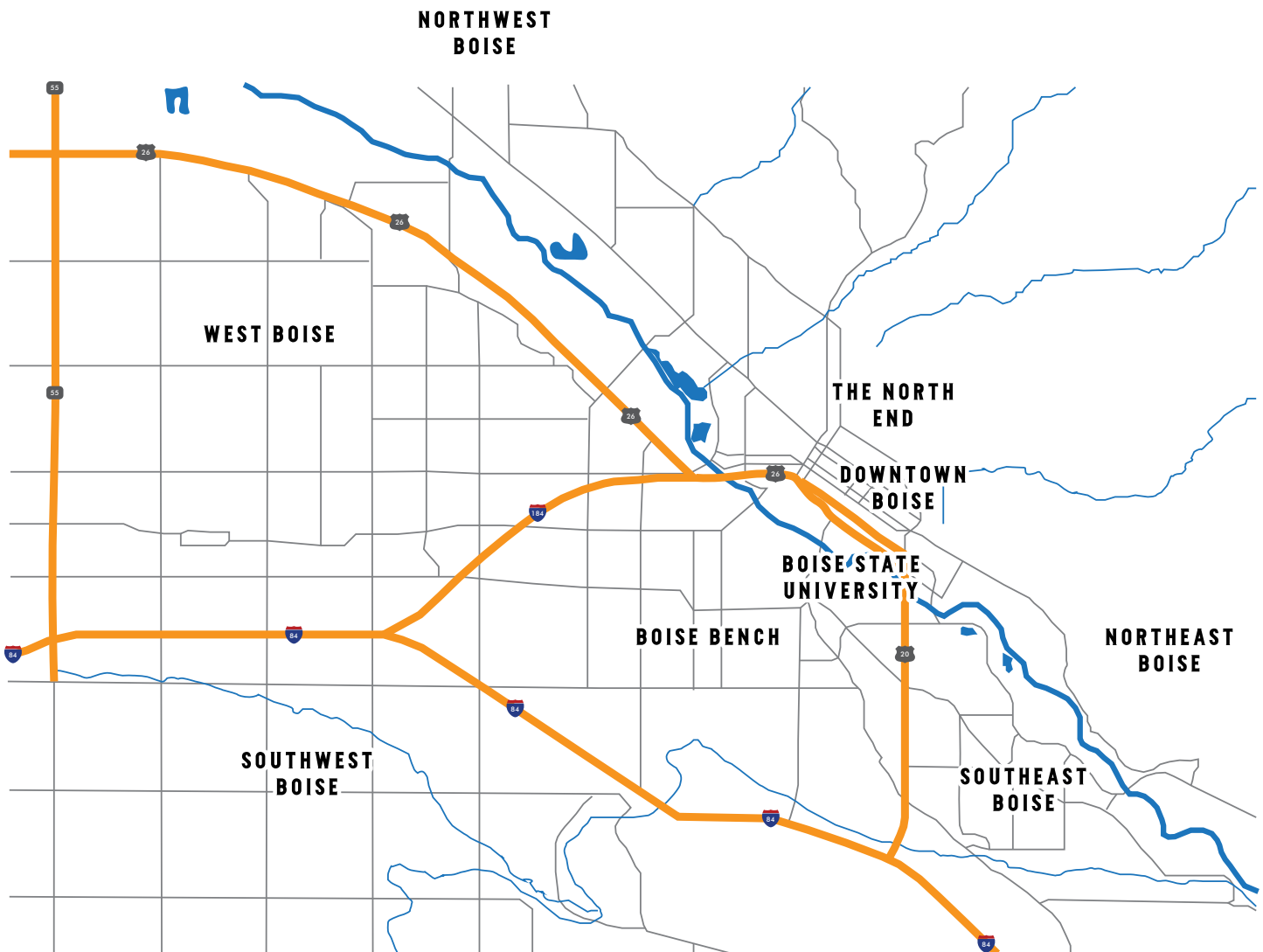
Like all major cities, several distinct neighborhoods comprise Boise. Continue reading for a synopsis of each community.

NORTHWEST BOISE

Proximity to the foothills, the Greenbelt, and downtown make Northwest Boise a favorite among many locals. This community contains a mix of old and new neighborhoods. Amid its many conveniences, running along the northern border is the beautiful Boise foothills, making this neighborhood iconic.

THE NORTH END

Located near downtown, the North End is Boise's historical treasure, comprised of many of the city's older homes and quiet neighborhoods. It's known for its tree-lined streets such as Harrison Boulevard and the Historic Hyde Park District with its boutiques and popular eateries.



DOWNTOWN BOISE

Downtown Boise is the city's cultural center and home to numerous shops, an abundance of restaurants, and several microbreweries and nightlife venues. Downtown Boise is an energetic, clean, and livable community that is also walkable and friendly.



NORTHEAST BOISE

Northeast Boise is better known as the Warm Springs area. Here sit memorable grand mansions, the historic Old Idaho Penitentiary, the Idaho Botanical Gardens, and the Warm Springs Mesa. It is one of Boise's oldest, most expensive, and attractive neighborhoods with direct access to downtown. As you make your way further east, you will discover highly sought-after newer communities such as Harris Ranch and River Heights in the Barber Valley, in an area also known as Boise's East End.



BOISE BENCH

Known locally as “the Bench,” this area boasts some of Boise’s best views as it sits about 60 feet higher than downtown.

It’s generally an older residential neighborhood with a strong sense of community. It is home to the Boise Union Pacific Depot and offers easy access to the freeway and downtown.



BOISE STATE UNIVERSITY

On the other side of the river from downtown are Boise State University and the Boise State Broncos football team’s unique blue-turf field – a significant city landmark. Residential neighborhoods and businesses catering to the student population surround this area.

SOUTHEAST BOISE

Southeast Boise covers a large area from Boise State University to the city’s edge.

Developed over the last 30 years, you’ll find many suburban-style homes in this part. A newer, growing addition to this region is the fashionable Bown Crossing. Offering some of the best restaurants in Boise along with specialty shops, a new library, and a vibrant community spirit, Bown Crossing has quickly gained the attention of many families moving to the area.



SOUTHWEST BOISE

Southwest Boise has become a thriving residential community with a suburban feel. The widespread growth of new homes and neighborhoods near Interstate 84 has made this section of Boise the desired location among newcomers and long-time residents alike, with nearby conveniences and the airport.



WEST BOISE

West Boise is home to Boise Towne Square Mall and many restaurants, strip malls, and residential developments, ranging from new subdivisions to apartment complexes. West Boise accounts for a large section of the city's residential population, connecting Boise to Meridian and Eagle.





Meridian, Idaho

YEAR INCORPORATED: 1903 POPULATION: 129,555

DRIVING DISTANCE TO BOISE: 9 Miles COMMUTE: 0:22





MERIDIAN

Resident Spotlight



WHO: Miller Family

FIRST NAMES: Trevor, Heather, Benjamin, Wesley, Luke & Will

WHAT YEAR DID YOU MOVE TO MERIDIAN: 2019

WHERE DID YOU MOVE FROM (CITY/STATE): Redwood City, CA

HOBBIES: Mountain Biking, Hiking, Fly Fishing, Skiing & Snowboarding

WHAT DO YOU LOVE ABOUT MERIDIAN: Safety for children, Friendly neighbors, Walking trails and parks, Close to 84, Walkable to Downtown Meridian, Being close to Roaring Springs Waterslide Park, Most everything 20 minutes away

WHAT DO YOU LOVE ABOUT IDAHO: Family- and Faith-centered, People love to play here! Endless Outdoor Adventures (hiking, biking, boating, camping)



»» 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.

SHOPPING

The City of Meridian boasts its own cosmopolitan shopping experience. The Village at Meridian has emerged as the center of upscale shopping, dining, and more. Beautifully designed, this outdoor shopping

mall is an enclave of specialty retail stores, restaurants, a luxury movie theater with private seating, a fitness center, plus a bowling alley and arcade. It offers ample outdoor seating, a children's playground, and a beautiful fountain

showcasing hourly water displays with lights and music. During the holidays, the central courtyard is transformed into a festive outdoor ice rink, featuring an enormous, lighted Christmas tree and Santa's workshop.



Photo Credit: Matthew Thomas Allen / Shutterstock.com

FAMILY FUN

Meridian is the hub for family fun, from water slides to go-cart racing, laser tag, and rock climbing. On Main Street in downtown is the Meridian Speedway, a popular summer attraction for young and old NASCAR fans who feel the need for speed. Conveniently situated throughout the city are an abundance of public parks, some that host free outdoor movies and live music venues during the summer months. Many of the parks have fun splash pads for cooling off during the hot days of summer.

BEST PLACE TO LIVE

Rated #3 by Money Magazine for Best Places to Live in 2020 in the United States and #3 for Fastest-Growing in the country by WalletHub, Meridian is quickly emerging as a vibrant and growing hub for shopping, family fun, and quality living in the Treasure Valley. Centrally located in the heart of the valley and with a meaningful growth infrastructure, it's easy to see why families choose Meridian to call home.

Eagle, Idaho

YEAR INCORPORATED: 1971 POPULATION: 32,868

DRIVING DISTANCE TO BOISE: 8 Miles COMMUTE: 0:18





EAGLE

Resident Spotlight



WHO: Thomas Family

FIRST NAMES: Mick, Linda, Jensen, Jordan, Noelle, Ben, and Lauren

WHAT YEAR DID YOU MOVE TO EAGLE: 2017

WHERE DID YOU MOVE FROM (CITY/STATE): Moved here from the Midwest after a brief “pit stop” in Oklahoma City, OK

HOBBIES: Day trips to go hiking and kayaking.

WHAT DO YOU LOVE ABOUT EAGLE: “downtown” shops, restaurants, Market Days, friendly neighbors

WHAT DO YOU LOVE ABOUT IDAHO: The glory of God’s creation on display every day.



»» EXQUISITE EAGLE

EAGLE, IDAHO - Tucked away in the Treasure Valley corner, nestled between 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 sense of community pride.

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

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 ABOUND

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 country's largest. Eagle is home to two of the Treasure Valley's established golf courses - Banbury Golf Course and Eagle Hills Golf Course.



Eagle Island State Park is a beautiful 545-acre state park with a waterslide, sandy beaches, a picnic area, and more than five miles of trails where outdoor enthusiasts can ride horses, walk their dogs, and play disc golf. The park also offers paddleboard rentals plus a 6-line zip line course and is home to Gateway Snow Park, which features multiple snow tubing runs in wintertime.

From May through early October, stop by the Eagle Saturday Market at Heritage Park in the heart of downtown Eagle. Browse a variety of vendors selling specialty foods, locally grown produce, and handmade arts and crafts while listening to the sounds of local musicians.

SET APART

The scenic setting, excellent schools, safe, family-oriented neighborhoods, recreation, and many social events are some of the reasons Eagle is one of the most desirable communities in the Boise area, genuinely exquisite.

Kuna, Idaho

YEAR INCORPORATED: 1864 POPULATION: 25,131

DRIVING DISTANCE TO BOISE: 18 Miles COMMUTE: 0:25





KUNA

Resident Spotlight



WHO: Allen Family

FIRST NAMES: Casey, Megan, Bethany, Micah, and Selah

WHAT YEAR DID YOU MOVE TO KUNA: 2016

WHERE DID YOU MOVE FROM: California in 2015. Spent a few months in Nampa before purchasing a home in Kuna

HOBBIES: Fishing, fishing, and more fishing; and if there is time after fishing, hiking, running, biking on trails and greenbelt.

WHAT DO YOU LOVE ABOUT KUNA: Small town feel but close to Meridian, Boise, and Nampa; great parks close by and fun things to do with the kids; lots of families in same stage of life as us; great homeschool community

WHAT DO YOU LOVE ABOUT IDAHO: Like-minded conservatives; lots of great outdoor activities year-round; the reasonable cost of living; large faith-based community; large homeschool community; 4 seasons but summers not generally too hot and winters not generally too cold.



Photo Credit: Tabby Powell

»» 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

The beauty of living in a small, growing town is that you are part of the old and the new. 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 Bernie Fisher Park downtown. The entire community seemingly shows up for this special annual event. The festivities close each night with a spectacular fireworks display.

In winter, residents come out in droves and stand shoulder-to-shoulder, embracing the cold to enjoy the Down Home Country Christmas parade on Main Street. The event culminates with residents counting down to the city's lighting of the Christmas tree at Bernie Fisher Park.

NEW LIFE

Revitalization is taking place in Kuna's downtown area, making it a destination for locals and visitors. As businesses on Main Street upgrade their exterior and more family boutiques and unique restaurants open, Kuna's quality of life and vibrant community spirit brings a unique hometown feel to downtown.

In the heart of town, alongside Indian Creek, is the Kuna Greenbelt. The greenbelt is replete with places to splash in the water or picnic under mature, green trees. The area also boasts a BMX dirt track and skateboard park, Little League baseball fields, and a new splash pad for cooling off in the summer heat.

The countryside surroundings and the friendly hometown atmosphere make Kuna an attractive place for families to settle.



Photo Credit: Jonathan Henry

Star, Idaho

YEAR INCORPORATED: 1905 POPULATION: 11,822

DRIVING DISTANCE TO BOISE: 17 Miles COMMUTE: 0:26





COME OUTBACK

Giltz Leads

JEWELRY SUPPLIES CLASSES GIFTS

Harlee Jane
BOUTIQUE + DAY SPA



>> SPACIOUS STAR

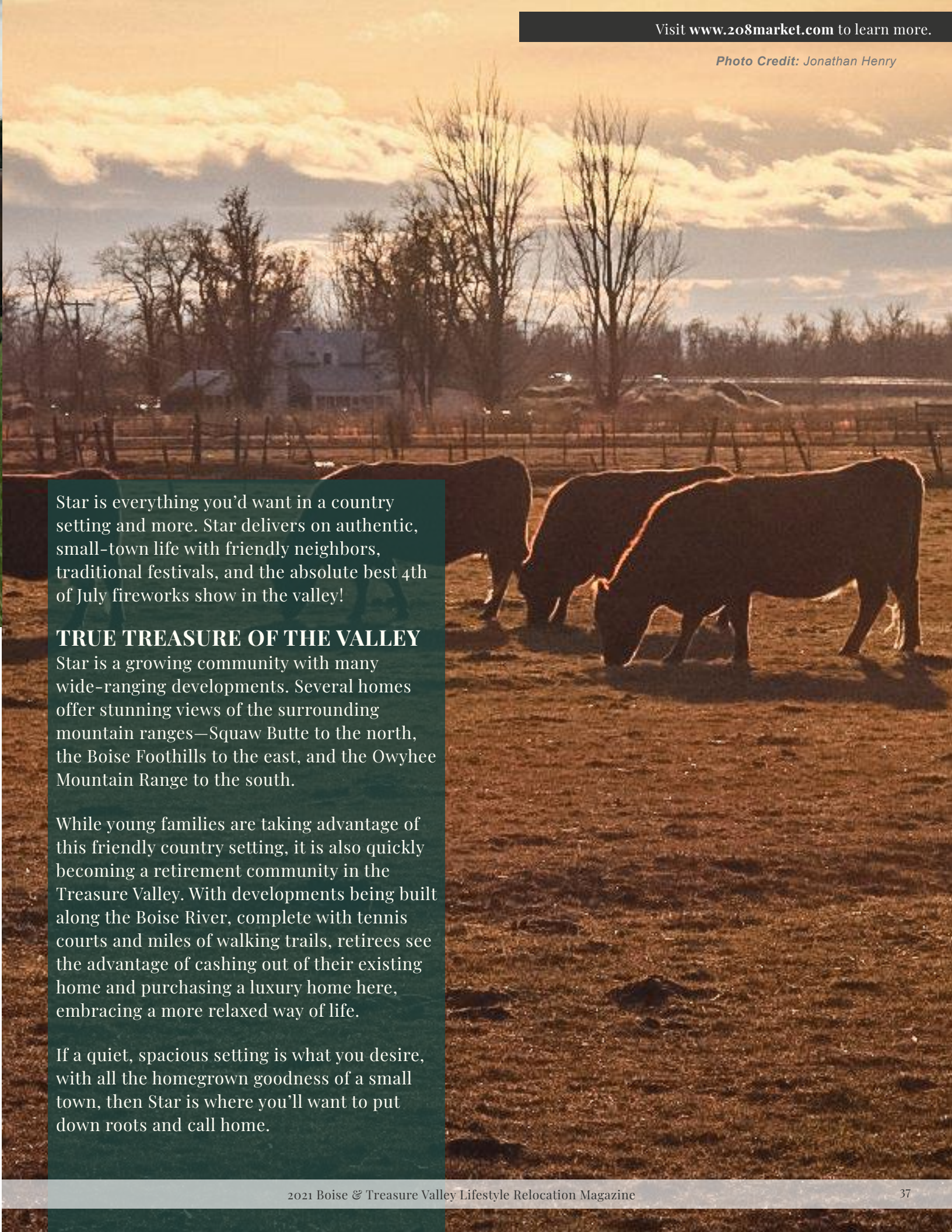
STAR, IDAHO - Beautiful open spaces, new subdivisions, and equestrian properties dot the pastoral landscape in the small, growing city of Star, Idaho. Star delivers the perfect combination of nearby opulence with rural sensibility. With plenty of undeveloped lands, active agriculture, and rolling hills, 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 11,000 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.



Star is everything you'd want in a country setting and more. Star delivers on authentic, small-town life with friendly neighbors, traditional festivals, and the absolute best 4th of July fireworks show in the valley!

TRUE TREASURE OF THE VALLEY

Star is a growing community with many wide-ranging developments. Several homes offer stunning views of the surrounding mountain ranges—Squaw Butte to the north, the Boise Foothills to the east, and the Owyhee Mountain Range to the south.

While young families are taking advantage of this friendly country setting, it is also quickly becoming a retirement community in the Treasure Valley. With developments being built along the Boise River, complete with tennis courts and miles of walking trails, retirees see the advantage of cashing out of their existing home and purchasing a luxury home here, embracing a more relaxed way of life.

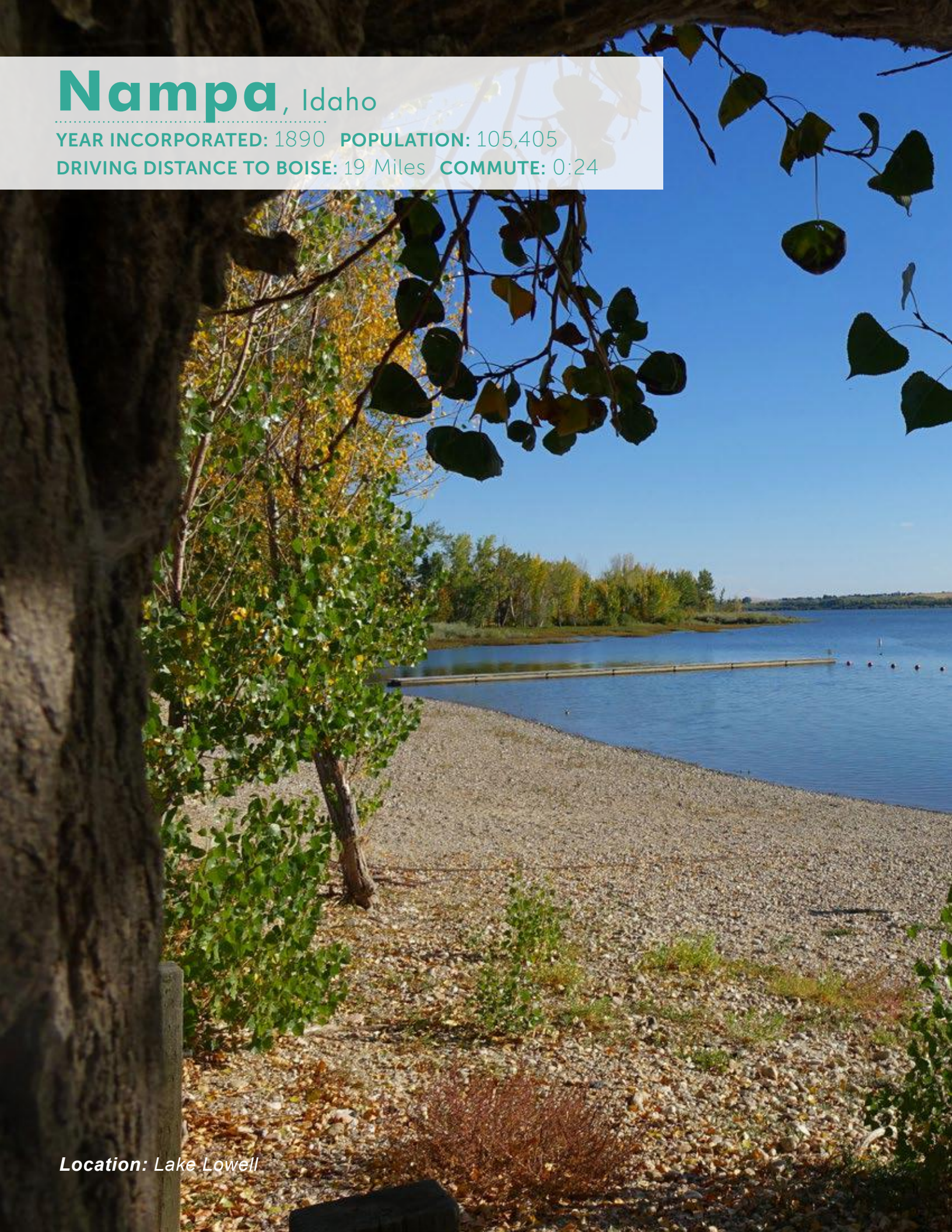
If a quiet, spacious setting is what you desire, with all the homegrown goodness of a small town, then Star is where you'll want to put down roots and call home.

Nampa, Idaho

YEAR INCORPORATED: 1890 POPULATION: 105,405

DRIVING DISTANCE TO BOISE: 19 Miles COMMUTE: 0:24

Location: Lake Lowell

A scenic view of Lake Lowell in Nampa, Idaho. The foreground shows a pebbly beach with scattered autumn leaves and some low-lying vegetation. A tree with green and yellowing leaves stands on the left. In the middle ground, a long wooden pier extends into the blue water of the lake. The background is filled with a dense line of trees with vibrant autumn foliage under a clear blue sky. The scene is framed by tree branches and leaves in the upper corners.

NAMPA

Resident Spotlight



WHO: McEntee Family

FIRST NAMES: Paul & Jaynell, Children - Jonah, McKay, Tobias, Elsie

WHAT YEAR DID YOU MOVE TO NAMPA: 2012

WHERE DID YOU MOVE FROM: From Middleton, ID via Fresno, CA in 2006. But Jaynell is an Idaho native.

HOBBIES: Music, playing in the outdoors, and following our kids around to their activities.

WHAT DO YOU LOVE ABOUT NAMPA: The conservative, family values held by most the community. A mayor and city council that supports local, small business owners. The proximity to the mountains. Local coffee shop - Moxie Java.

WHAT DO YOU LOVE ABOUT IDAHO: Nature, family oriented communities, homeschool friendly government, conservative values.



Photo Credit: Jonathan Henry

>> 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.

OLD AND NEW

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.



MUCH TO OFFER

For a town this size, Nampa has a lot to offer for family entertainment and fun. The aviation lover in your family will enjoy the Warhawk Air Museum. The Nampa Rec Center is a local gem with five indoor pools and much more. People from all over southwest Idaho come to the massive Ford Idaho Center to enjoy the best live outdoor concerts, watch adrenaline-pumping rodeo's, shop seasonal trade shows, and many other family-friendly events. For cultural entertainment, the Nampa Civic Center is home to the John Brandt Performing Arts Theater. And nature lovers rejoice with the abundance of wildlife and recreation found at beautiful Lake Lowell.

BETTER WAY OF LIFE

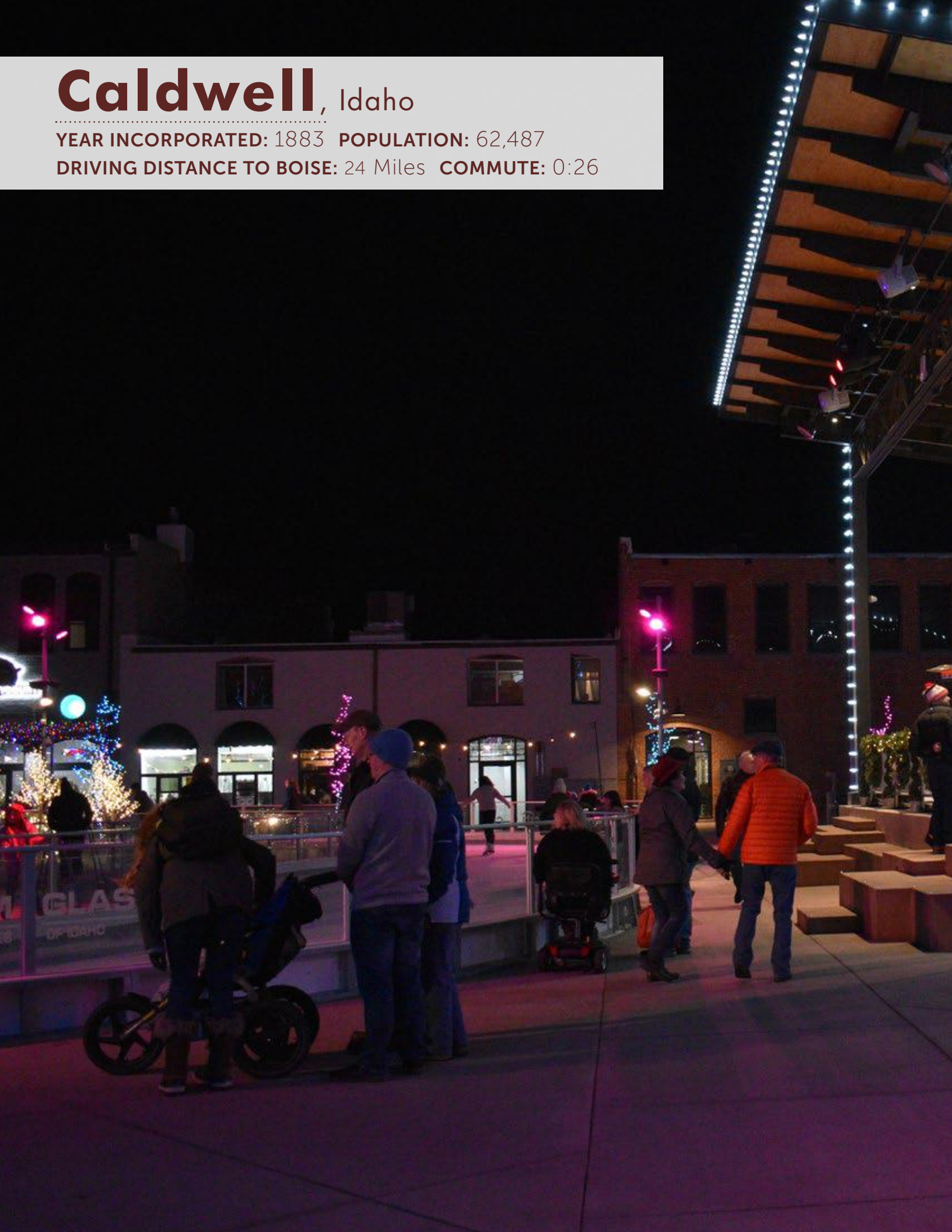
It's the neighborly people who live and work in Nampa that round out the quality of life here. It's a diverse culture ranging from agriculture to service professionals, retail to start-ups. The costs of living and housing are lower than in other areas in the valley. With various parks and trails to explore and the proximity to other nearby communities, Nampa is a solid choice for those who want to retain a small-town feel while living in a vibrant and growing community.



Caldwell, Idaho

YEAR INCORPORATED: 1883 POPULATION: 62,487

DRIVING DISTANCE TO BOISE: 24 Miles COMMUTE: 0:26





SERVICE DOGS ONLY
NO OUTSIDE ALCOHOL
NO SMOKING



»» COUNTRIFIED CALDWELL

CALDWELL, IDAHO - Caldwell encompasses iconic country living with its 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

for anyone living within the Treasure Valley.

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. The rich soil found in the Snake River Valley, along with Idaho's



cool winters and hot, dry summers, provide an excellent climate in which to grow grapes. Located within Caldwell's vicinity are 15 of the state's 51 wineries. Serving as a gateway to the Snake River Valley's wine country, the Sunnyslope Wine Trail attracts connoisseurs to the region for several annual events and experience tastings at some of Idaho's finest wineries.

PERFECT MIX

Caldwell is the perfect mix of old and new, with enough room for residents to spread out and enjoy their surroundings. It's where overalls and cowboy boots mix with designer jeans and high-heels; where farm-to-table experiences take place in Grandma's kitchen or at the latest restaurant downtown. Yes, this perfect mix of cowboy and chic is an exciting place to call home.



Middleton, Idaho

YEAR INCORPORATED: 1910 POPULATION: 9,336

DRIVING DISTANCE TO BOISE: 28 Miles COMMUTE: 0:30



Location: Blazing Hope Youth Ranch





Photo Credit: Jonathan Henry

»» MODEST MIDDLETON

MIDDLETON, IDAHO - Middleton is an authentic Idaho farm town, only 45-minutes removed from the hustle and bustle of downtown 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 outbuildings. 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.

The parks in this rural community rival those of larger neighboring cities. This town is so committed to family recreation that it has two parks departments—the City of Middleton Parks & Pathways Department and the Greater Middleton Parks & Recreation Department.

The City of Middleton owns four beautiful parks in this small town. Piccadilly Park is the largest park. It hosts a farmer’s market throughout the summer, offers an interactive splash pad, and features a new, progressive Grindline Skatepark, attracting locals and visitors to this top-of-the-line skatepark.

Dedicated to developing and preserving open

space in this scenic country town, Greater Middleton Parks and Recreation Department offers free movies at Foote Park throughout the summer. Residents enjoy community plays and partake in a pickleball, basketball, or volleyball game at Middleton Community Center, an old elementary school gym GMPRD renovated. It has become a daily gathering spot for seniors and retirees, and the community center offers an after-school recreation room for middle school and high school students.

Yes, Middleton may be the most modest small town city in the Treasure Valley area, but it’s big on heart, family, and community. And that is just how the locals want to keep it.

Emmett, Idaho

YEAR INCORPORATED: 1900 POPULATION: 7,408

DRIVING DISTANCE TO BOISE: 24 Miles COMMUTE: 0:26



Photo Credit: Jonathan Henry





Photo Credit: Kozup Photography / Shutterstock.com

»» ENJOYABLE EMMETT

EMMETT, 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

favorite swimming holes, and hidden picnic areas. There are countless places to enjoy clean mountain air while camping along tranquil or fast-flowing sections of the river, teeming with fish and forested banks.

Along with various outdoor recreational opportunities, Emmett also hosts a variety of community events. Each spring, the anticipation begins for the opening of the Emmett Farmers Market. In summer, Emmett is flooded with more than 1,000 classic cars as they participate in the Emmett Show and Shine, followed by Emmett Cruise Night. Cowboys and residents alike take part in the Gem County Fair & Rodeo, held the first weekend in August. And the famous Emmett Cherry Festival is a free, family-friendly hometown tradition that began in the 1930s to celebrate the Emmett Valley's abundance. The entire town is transformed into a bustling family festival, offering free daily entertainment, parades, and nightly concerts.


Blessed with the grandeur of nature, a friendly hometown spirit, and a wide variety of community events, Emmett is a fantastic place that residents enjoy and love to call home.



>> **JUMP CREEK.** A 60 foot waterfall that flows from Sands Basin and the surrounding canyon. It boasts imposing rock walls that rise hundreds of feet above the canyon floor. This hike is a perfect late spring trip to kick off your summer adventures.

>> **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.

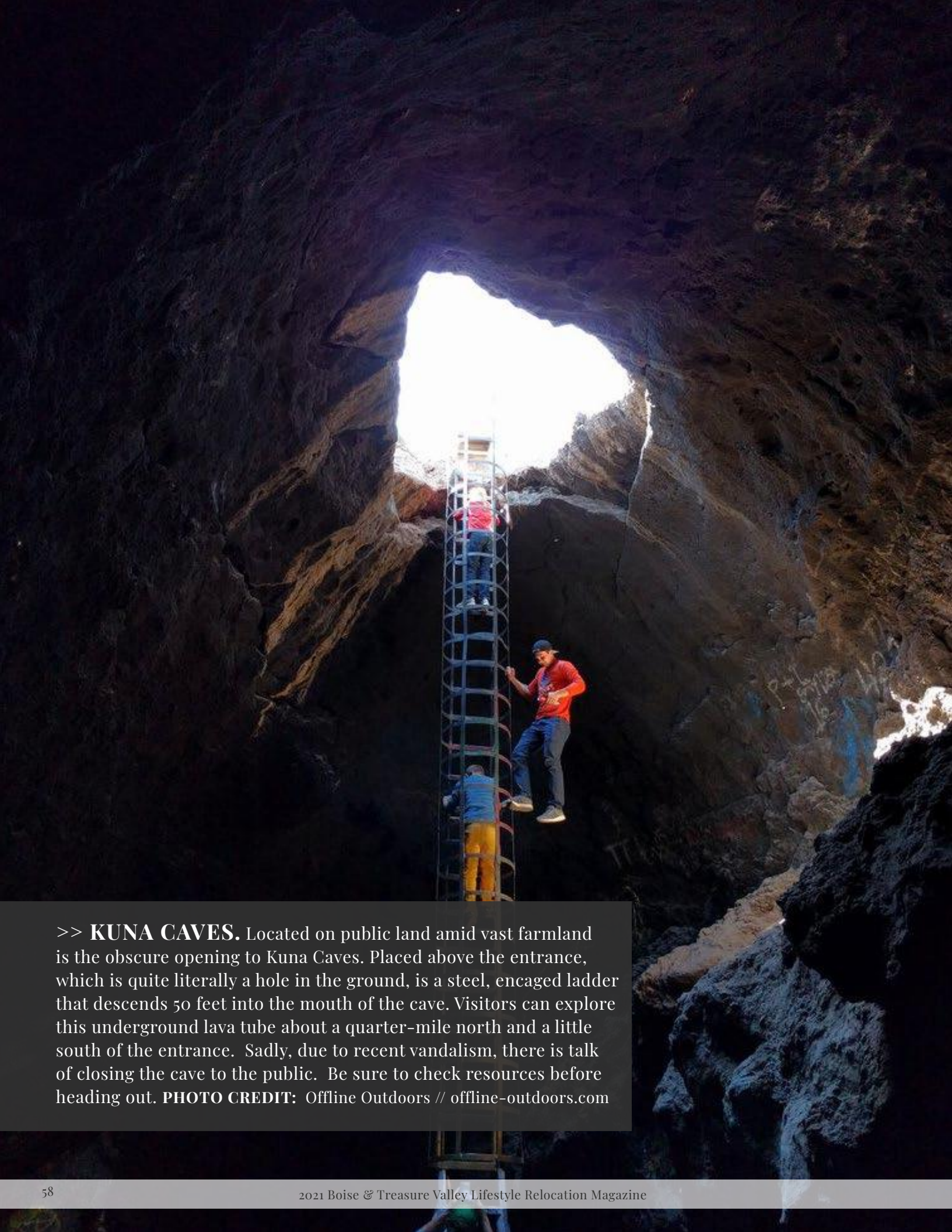




>> **SWAN FALLS DAM AND PARK.** Located on the Snake River is Swan Falls Dam and Park, a popular place for outdoor enthusiasts. The view from the top of the river canyon is breathtaking, resembling a miniature Grand Canyon. Known for its bountiful fishing, miles of hiking trails, rafting, camping, and 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. **PHOTO CREDIT:** Jonathan Henry

>> **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.

Adventure AWAITS

LOCATION: Stack Rock



Call 208 Market: April Florezyk Real Estate with Keller Williams Realty Boise at 208.274.3787



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 teeming with fish, near hot springs, or in the middle of the forest, the only struggle will be which site to pick!





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. Yes, folks in Idaho take their fishing pretty seriously.



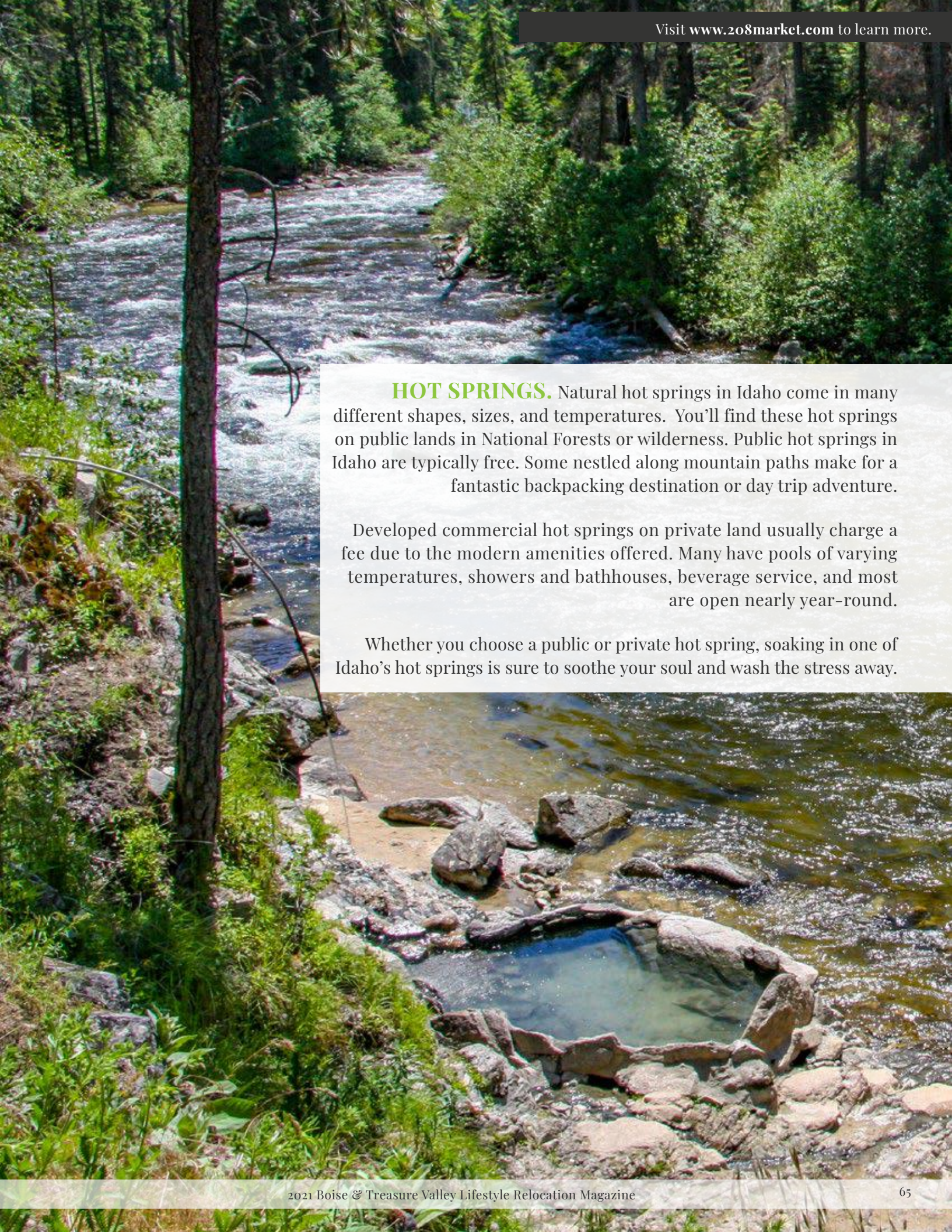
GOLF. More than 20 golf courses span between Caldwell and Boise, making a day on the green easily accessible. From established golf courses rated in Idaho's top 10 golf course by Golf Digest to a massive 36-hole scenic golf course to affordable municipal fairways, there is a course that will fit your time, wallet, and skill. Enjoy the picturesque scenery these courses offer, from the Boise foothills to the Owhyee Mountains and the valley floor in between.

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.

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. Table Rock, located right outside downtown Boise, is the most popular trail. This location makes it quick and easy to reach the trailhead. Upon reaching the top, the view overlooking downtown and the valley is remarkable.

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





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. Hunters can collect one of each trophy species in a lifetime, granted they're lucky enough to draw the permits.





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.



OFF ROADING / SNOW MOBILING. Whether on wheels or skis, off-roading in Idaho is sure to please even the most adventurous rider.

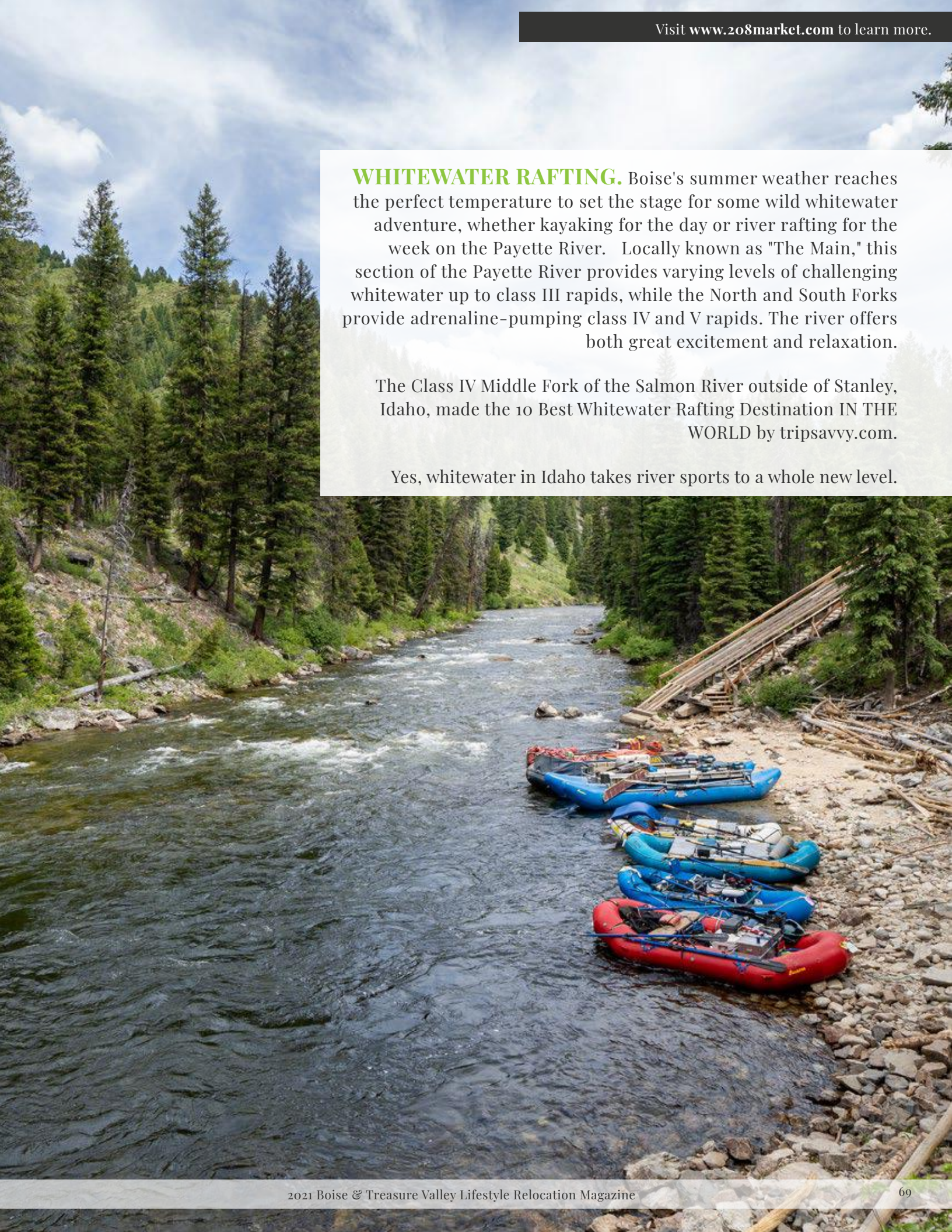
Located within Boise city limits, two and four-wheel off-road adventurers can enjoy the Boise Foothills and the Boise Ridge. These areas include some steep and tricky descents to navigate, so some skill is required. Travel about a half-hour outside the Boise metro, and it's easy to get purposefully lost. Hundreds of miles of dirt roads and trails from moderate to rugged allow you to enjoy the area.

Snowmobiling is such a big deal here it's common to see vehicles with a pair of skis in tow daily throughout the winter. Idaho's backcountry transforms into a winter playground for snowmobile devotees with groomed snowmobile trails and untouched snow with vast dramatic landscapes.

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.



FAMILY

♥ FUN ♥





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.



HULLS GULCH RESERVE

The Hulls Gulch Reserve is the heart of recreation in the Boise Foothills. Home to two significant trailheads, The Grove and Lower Hulls Gulch, it is the starting point for nearly 190 miles of the Ridge to Rivers trail system throughout the foothills. Thanks to

a community-wide effort in the early 1990s, Hulls Gulch Reserve was spared from future development. Today, you'll see runners, hikers, mountain bikers, dog walkers, and horseback riders enjoying this fantastic recreational area.



MK NATURE CENTER

The Morrison-Knudsen Nature Center is home to nearly five acres of wildlife habitat along the Boise River. This free, hidden gem sits right along the Greenbelt in downtown Boise. Journey along nature trails, observe sturgeon, salmon,

and trout in the sturgeon pond, and experience what it's like to climb inside an eagle's nest! Visitors also get a close-up look at native aquatic fish and ecosystems through the underwater viewing windows along the trail.



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-be-missed 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.



IDAHO BOTANICAL GARDEN

The Idaho Botanical Garden is as unique as it is beautiful. Situated on 15 acres at the Boise Foothills base, it is located next to the Old Penitentiary Historic District, providing a backdrop to the generous splashes of color throughout the garden. It has become a popular,

year-round, outdoor destination hosting several private and special public events—including Bug Day, Fall Harvest Festival, and the well-known Winter Garden aGlow, all local favorites.

Photo Credit: Michelle K Wood



BIRDS OF PREY

On a hilltop overlooking Boise, just south of the Boise Airport, is the World Center for Birds of Prey. This highly discussed and often visited center is the headquarters for the Peregrine Fund, known worldwide for conservation and recovery efforts of rare and

endangered raptors. This one-of-a-kind indoor and outdoor education center allows visitors to encounter eagles, owls, vultures, hawks, and falcons from around the world. Watch demonstrations and view exhibits of scarce birds of prey.



An outdoor amphitheater at dusk. The stage is illuminated with warm lights, and the sky is a mix of blue and orange. The seating area is filled with white plastic chairs and small tables. The stage has a large, colorful abstract mural on its back wall. The overall atmosphere is serene and inviting.

IDAHO SHAKESPEARE FESTIVAL

The Idaho Shakespeare Festival has been bringing exceptional theater to life under Boise's stars for over four decades. Five plays (not all Shakespeare) in rotating repertory from May through October occur in a world-class state-of-the-art outdoor amphitheater. Along with phenomenal theater performances, a series of mini-concerts precede the mainstage performance featuring various bands and artists. Visitors are encouraged to bring a picnic or food is available onsite from the gourmet Café Shakespeare.

PHOTO CREDIT:
Idaho Shakespeare Festival

A wide-angle view of a vineyard in the Treasure Valley. The rows of grapevines stretch across the landscape, with some vines showing signs of ripening. The sky is clear and blue, and the overall scene is bright and sunny.

WINERIES

The four-season climate, rich soil, and ample water supply make Idaho an ideal place to grow grapes and wine. There are more than 60 wineries throughout Idaho, with most of them right here in the Treasure Valley. Made up of fifteen wineries, the Sunnyslope Wine Trail has some of the oldest wineries in the scenic Snake River Valley in Caldwell, Idaho. Kuna also boasts a few of Idaho's favorite wineries. The urban wineries and tastings rooms concentrated in Boise and surrounding communities are great places to sip and sample what Idaho offers.



THE BASQUE BLOCK

The Basque Country is a region located in the western Pyrenees, straddling the border between France and Spain. Many Basque immigrants came to Idaho in the 1800s, and today, Boise has more than 16,000 American Basques - the largest concentration in the U.S. The Basque Block is a celebration of this heritage. Located in downtown Boise, The Basque Block is rich in history and full of authentic restaurants, entertainment, and the Basque Museum and cultural center.



ART

Boise is home to a remarkable and diverse collection of public art. Keep an eye out for Traffic Box art scattered around downtown, the interactive Bicycle Trio sculpture in the Linen District, and Freak Alley in downtown Boise, the Northwest's most extensive open-air, multi-artist mural gallery. The annual Art in the Park event is an open-air festival providing visitors the opportunity to meet more than 200 artists hosted by the Boise Art Museum. You'll also find several art galleries, museums, sculptures, and memorials sprinkled throughout the City of Trees.






You'll be pleased with all the educational options available to your children. The Treasure Valley has a wide variety of public, private, and homeschooling options available allowing you to choose what is best for you and your children.

Once you arrive, you'll want to contact the school district nearest your home regarding enrollment requirements and start date.

BOISE SCHOOL DISTRICT






-  8169 W Victory Rd. Boise, ID 83709
-  (208) 854 - 4000
-  www.boiseschools.org

- BY THE NUMBERS**
- 34 Elementary Schools
 - 8 Junior High Schools
 - 5 High Schools

WEST ADA SCHOOL DISTRICT






-  1303 East Central Dr., Meridian, ID 83642
-  (208) 855 - 4500
-  www.westada.org

- BY THE NUMBERS**
- 32 Elementary Schools
 - 10 Junior High Schools
 - 9 High Schools

NAMPA SCHOOL DISTRICT






-  619 South Canyon, Nampa, ID 83686
-  (208) 465 - 2700
-  www.nsd131.org

- BY THE NUMBERS**
- 14 Elementary Schools
 - 3 Junior High Schools
 - 3 High Schools

CALDWELL SCHOOL DISTRICT






-  1101 E Caldwell Blvd., Caldwell, ID 83605
-  (208) 455 - 3300
-  www.caldwellschools.org

- BY THE NUMBERS**
- 6 Elementary Schools
 - 2 Junior High Schools
 - 2 High Schools

VALLIVUE SCHOOL DISTRICT






-  5207 S. Montana, Caldwell, ID 83607
-  (208) 454 - 0445
-  www.vallivue.org

- BY THE NUMBERS**
- 7 Elementary Schools
 - 3 Junior High Schools
 - 3 High Schools

MIDDLETON SCHOOL DISTRICT






-  5 South Viking Ave., Middleton, ID 83644
-  (208) 585 - 3027
-  www.msd134.org

- BY THE NUMBERS**
- 3 Elementary Schools
 - 1 Junior High Schools
 - 1 High School

KUNA SCHOOL DISTRICT







-  1450 Boise Street, Kuna, ID 83634
-  (208) 922 - 1000
-  www.kunaschools.org

- BY THE NUMBERS**
- 5 Elementary Schools
 - 1 Junior High Schools
 - 1 High School






TREASURE VALLEY PRIVATE SCHOOLS



 **BISHOP KELLY HIGH SCHOOL**
 7009 Franklin Road, Boise, ID 83709
 (208) 375-6010  Grades: 9 - 12
 www.bk.org

Bishop Kelly High School's mission as a Catholic, Christian educational community is to develop the total student—spirit, mind and body. Through a diverse and comprehensive education in the Catholic tradition, students prepare themselves to serve God and others in the world community.



 **BOISE VALLEY ADVENTIST SCHOOL**
 925 N. Cloverdale Rd., Boise, ID 83713
 (208) 376-7141  Grades: PreK - 8
 www.bvas.org






Boise Valley Adventist School stands out in so many ways, including its highly educated teachers, beautiful facility, convenient location, and competitive tuition rates. But, topping the list of reasons that parents remain loyal to BVAS are its vibrant spiritual nurture and academic excellence.



 **CALDWELL ADVENTIST ELEMENTARY**
 2317 Wisconsin Ave., Caldwell, ID 83605
 (208) 459-4313  Grades: Infant - 8
 caldwelladventistelementary.netadvent.org

Caldwell Adventist Elementary School is a Christian private school that provides a higher standard of learning, faith, and citizenship. They offer music education, choir, and band for all students as they believe music is an important part of every student's development.



 **COLE VALLEY CHRISTIAN SCHOOLS**
 8775 Ustick Road, Boise, ID 83704
 (208) 947-1212  Grades: PreK - 12
 www.colevalleychristian.org

Cole Valley Christian is in partnership with parents to provide an education that aligns with the Christ-centered values that you instill at home, and that are taught at church.



 **EAGLE ADVENTIST CHRISTIAN**
 538 W State St., Eagle, ID 83616
 (208) 938-0093  Grades: Pre - 8
 ani830.adventistschoolconnect.org






Eagle Adventist Christian School is to provide an environment for social, scholastic, and spiritual growth for children in preschool through eighth grade, by providing individualized instruction in multi-grade settings, to prepare them to make positive moral choices as productive Christian citizens.



 **FOOTHILLS SCHOOL OF ARTS**
 618 S. Eighth St., Boise, ID 83702
 (208) 331-9260  Grades: PreK - 9
 www.foothillsschool.org


As a progressive school, they believe that students need excellent preparation both for school and for life. Through a focus on dispositions and skills like curiosity, creativity, critical thinking, and confidence, they provide students with the capacities they need not just for school, but to play an active role in a democratic society.



 **NAMPA CHRISTIAN SCHOOLS**
 505 W. Orchard Ave., Nampa, ID 83651
 (208) 466-8451  Grades: Infant - 12
 www.nampachristianschools.com






Nampa Christian Schools exists for the purpose of providing a Christ-centered academic experience for Christian families in the Treasure Valley. Their goal is to develop Christian character and leadership through purposeful work, earnest scholarship, vital participation, and Christ-centered living.



 **RIVERSTONE INTERNATIONAL SCHOOL**
 5521 Warm Springs Ave., Boise, ID 83716
 (208) 424-5000  Grades: PreK - 12
 www.riverstoneschool.org






Providing the best education and preparation for their students long after they leave their doors is always at the forefront of their thoughts and actions. Riverstone International School inspires courageous journeys of academic and personal exploration that enable their students to lead purposeful lives.



 **SACRED HEART CATHOLIC SCHOOL**
 3901 Cassia St., Boise, ID 83705
 (208) 344-9738  Grades: PreK - 8
 www.sacredheartboise.com






Their campus can accommodate 250 students in grades pre-K through 8. They follow the State of Idaho guidelines and offer a comprehensive religious education program. Sacred Heart Catholic School has ten classroom teachers, and specialists in art, music and physical education.



 **ST. JOSEPH'S CATHOLIC SCHOOL**
 825 W. Fort St., Boise, ID 83702
 (208) 342-4909  Grades: K - 8
 www.stjoes.com






For 115 years, St. Joseph's Catholic School has provided an excellent Catholic education to countless area students. Educating over 400 students annually in grades kindergarten through eighth, St. Joseph's is the cathedral school of the diocese, affiliated with The Cathedral of St. John the Evangelist.



 **SAINT MARY'S CATHOLIC SCHOOL**
 2620 W State St., Boise, ID 83702
 (208) 342-7476  Grades: K - 8
 www.stmarys-boise.org

Founded in 1948, St. Mary's School is one of the oldest, most successful traditional Catholic schools in the valley. With 68 years of experience in helping students achieve their personal best, they are proud to say they challenge all their students to reach their full potential while developing values and a rich faith life.



 **THE AMBROSE SCHOOL**
 6100 N. Locust Grove Rd., Meridian, ID 83646
 (208) 323-3888  Grades: K - 12
 theambroseschool.org

The Ambrose School is dedicated to the idea that true education requires more than imparting knowledge, or training skills, or even teaching students to think (though all of these are involved). They are cultivating in students what the ancient Greeks and Christians called paideia.



TREASURE VALLEY HOMESCHOOL RESOURCES

HOMESCHOOLING IN IDAHO

Homeschooling is becoming more widely popular and accepted throughout the country, and no state offers more homeschool freedoms than Idaho. It's easy to start homeschooling here. The state does not require any registration or sign-up procedure, nor does Idaho regulate or monitor homeschool education. The lax regulations and registrations allow the parent to choose the curricula they wish to use.

REQUIREMENTS

Idaho requires that children receive instruction from ages seven to 16 and that homeschooled students learn subjects commonly taught in Idaho public schools. These subjects include (but are not limited to) mathematics, language arts, science, and social studies.

Parents are not required to have any specific qualifications to teach, nor is it necessary to maintain school records or obtain approval from your school district. There are no minimum requirements for days or hours of instruction, no questionnaires to complete about your teaching, and no standardized test requirements.

TESTING & RECORDS

Although it is not required for children to take standardized tests in Idaho, it can be reassuring to confirm your child's educational progress. Online resources are available that provide standardized testing from the comfort of your own home. (See homeschoolidaho.org/testing for more details.)

Even though Idaho does not require specific

recordkeeping, it is a good idea to keep records for a minimum of two years. Keeping records could include the curriculum used, schoolwork and test results, certificates, and achievements, even attendance records.

RESOURCES

The best resources available to you as a homeschool parent are other homeschool families. The Treasure Valley is home to various groups, organizations, churches, coops, and playgroups to help make those connections. The Homeschool Idaho Convention is a two-day event held annually at Northwest Nazarene University in Nampa, Idaho. Hundreds of homeschool families attend the convention for its workshops, the opportunity to purchase and peruse curriculum from countless vendors and curriculum representatives, and to listen to inspiring speakers for expert homeschool guidance.

ADVOCACY & SUPPORT

For nearly three decades, the Idaho Coalition of Home Educators and the Christian Homeschoolers of Idaho have been fighting for and protecting the rights of parents to homeschool their children. In 2018, these two organizations merged into one—Homeschool Idaho. HomeschoolIdaho.org provides a plethora of information on everything you need to know about homeschooling, from how to get started to high school graduation in Idaho.

HSLDA (Homeschool Legal Defense Association) is a national organization that provides detailed homeschool laws for each state. Their website (HSLDA.org) offers up-to-date information and expert advice for homeschoolers nationwide. The HSLDA began in 1983 to provide affordable, legal advocacy for homeschool families. Today, the HSLDA represents thousands of families across the country, guaranteeing homeschool freedom without having to face legal threats alone. (Select the state of Idaho on their website to read more

about Idaho homeschooling laws.) SELAHIdaho.com is a place to connect for Supporting & Encouraging Local Area Homeschoolers in the Treasure Valley.



OTHER INFO

Because of the abundance of choices regarding curriculum, extracurricular activities, co-ops, homeschool hybrids, and charter schools—it can be overwhelming. While many resources are available online, your best help is advice from veteran homeschool families. Join a group, attend a play date, go on a field trip—get to know other homeschool families, and find out what works best for them. Then do your research to find what is right for your family. Remember that no two families are the same, and no one knows your child as you do. The beauty of educating your children at home is you get to choose how, when, and what works best for you and your family.

BONUS

Because Idaho and the Treasure Valley are home to such a large homeschool community, many recreational facilities in the valley offer homeschool programs and discounts. Always be sure to ask if the facility you're visiting offers a homeschool discount.



HIGHER EDUCATION

Throughout the Treasure Valley, you'll find colleges and universities setting themselves apart, providing exceptional programs in various fields of studies.

BOISE STATE UNIVERSITY
UNIVERSITY OF IDAHO BOISE
IDAHO STATE UNIVERSITY – MERIDIAN
NORTHWEST NAZARENE UNIVERSITY

THE COLLEGE OF IDAHO
IDAHO COLLEGE OF OSTEOPATHIC MEDICINE
BOISE BIBLE COLLEGE
COLLEGE OF WESTERN IDAHO



BOISE STATE UNIVERSITY

The Boise State University campus runs along the Boise River banks, just a quick walk from the heart of Idaho's most populated city. The largest college campus in Idaho, Boise State University offers about 200 areas of study – including the nation's only master's degree in raptor biology and 11 doctoral programs. Combine minors, certificates, internships,

hands-on research, work opportunities – and more – to make your educational experience unique. From groundbreaking research and academic programs to exponential growth all over campus, to how the faculty and staff are re-imagining higher education, BSU is blazing trails in Idaho, the U.S., and throughout the world.



UNIVERSITY OF IDAHO BOISE

Strategically located in Boise, the University of Idaho Boise supports teaching, learning, and outreach with diverse education and research programs in the Treasure Valley. U of I Boise provides access to all University of Idaho resources to southwest Idaho. Every county but one in the State of Idaho has an Extension office.

Supporting university growth, regional economic development, and community impact in Regions III & IV of the state is U of I Boise's focus. And they have an engaged university campus with a climate of inclusion for employees throughout its regions of responsibility.



IDAHO STATE UNIVERSITY – MERIDIAN

Founded in 1901, Idaho State University attracts students from around the world. They offer high-quality education in more than 250 programs and the state's designated lead institution in health professions. Idaho State is a Carnegie-classified doctoral research institution. The ISU Meridian Health Science

Center offers over 30 undergraduate and graduate programs, including online degrees, and serves approximately 1,000 students and working professionals in the Treasure Valley. ISU-Meridian was selected as one of the nation's top 10 branch campuses by thebestcolleges.org.



NORTHWEST NAZARENE UNIVERSITY

Northwest Nazarene University, a nonprofit comprehensive Christian university of the liberal arts, presently offers over 80 areas of study, 18 master's degrees in seven different disciplines, and two doctoral degrees. In addition to its 90-acre campus located in Nampa, Idaho, the university also offers programs online and in Idaho Falls and in cooperation with programs in 35 countries. NNU

serves over 2,000 undergraduate and graduate students, more than 6,000 continuing education students, and over 10,000 high school students through the concurrent credit program. NNU is accredited by the Northwest Commission on Colleges and Universities and has been rated by U.S. News and World Report as one of the West's top masters-level universities.



THE COLLEGE OF IDAHO

The College of Idaho, a private, residential liberal arts college in Caldwell, Idaho, is known for its outstanding academic programs, winning athletics tradition, and producing successful graduates. They are committed to an innovative, individualized curriculum in liberal arts and professional studies, building community, and exercising stewardship. Founded

in 1891, The College of Idaho is the state's first private liberal arts college. It is a close-knit community of 1,000 scholars, athletes, artists, and critical thinkers who aim to push themselves to new heights. Recently receiving the number one national ranking status for social mobility by U.S. News & World Report, The College of Idaho's national accolades continue to grow.



IDAHO COLLEGE OF OSTEOPATHIC MEDICINE

The Idaho College of Osteopathic Medicine mission is to train osteopathic physicians prepared for caring for persons in Idaho, Montana, North Dakota, South Dakota, Wyoming, and beyond. Idaho College of Osteopathic Medicine (ICOM) awards the Doctor of Osteopathic Medicine degree (DO).

The DO degree is a 4-year degree with years 1 and 2 comprising on-campus didactic lectures, small group assignments, laboratory, and clinical experiences. ICOM students spend their third and fourth years doing clinical clerkship rotations at core affiliated hospital and outpatient sites.



BOISE BIBLE COLLEGE

Located on a 16-acre campus at the edge of Boise, Boise Bible College is minutes from hiking, biking, and other outdoor activities. BBC is leading the charge on incorporating Biblical truths with relevant and innovative academics. It's a place where students strengthen their talents in every area, explore God's community

through multiple avenues, forge ties with the global Church and develop the character traits they need to serve Jesus in any career they choose. Students at Boise Bible College learn to passionately and innovatively communicate Biblical truth as they study the ancient text so that it may be applied wherever God leads them.



COLLEGE OF WESTERN IDAHO

College of Western Idaho (CWI) is a comprehensive community college providing higher education programs to Western Idaho residents. They offer a full range of academic and career-technical courses leading to an Associate of Arts or Science degree, Associate of Applied Science degrees, continuing education,

and certificates. CWI also offers Basic Skills Education to prepare for a GED, Dual Credit for high school students, and fast-track career training for working professionals. Campuses located throughout the Treasure Valley or online allow students to choose what classes will meet their needs.

A photograph of a female doctor with short, grey hair and blue-rimmed glasses. She is wearing a white lab coat and has a stethoscope around her neck. She is leaning over a baby who is lying on a white surface. The doctor is smiling warmly at the baby. The background is a bright, out-of-focus window.

TREASURE VALLEY
HealthCare



SAINT ALPHONSUS REGIONAL MEDICAL CENTER

Saint Alphonsus Health System has the region's only Level II Trauma Center, which recognizes its dedication to providing the highest quality, most optimal care for critically ill and injured patients. St. Al's, as the locals call it, maintains the highest standards for chest pain, stroke, orthopedic and general surgery, and emergency care. Saint Alphonsus Medical Centers are located in Boise and Nampa, Idaho, and Ontario and Baker City, Oregon.



ST. LUKE'S BOISE MEDICAL CENTER

Founded in 1902, St. Luke's Boise is Idaho's largest health care provider and the flagship hospital of St. Luke's Health System. St. Luke's provides access to highly skilled specialists, nurses, and staff within a friendly campus designed for healing. Nationally recognized for quality and patient safety and known for clinical excellence, St. Luke's Boise is proud to be designated a Magnet hospital, the gold standard for nursing care.





TREASURE VALLEY HOSPITAL

Treasure Valley Hospital is a physician-owned, non-emergency hospital associated with Surgical Care Affiliates (SCA). TVH focuses on certain types of surgery: orthopedic, neuro, ENT, and sports medicine and continues to add specialties as needed. Specializing in these fields allows them to be efficient and provide high-quality health care at the best possible price. When physicians are directly involved in every aspect of the delivery of healthcare, the patient always benefits.



BOISE VA MEDICAL CENTER

Boise VA Medical Center's primary service area has a radius of approximately 160 miles with an estimated veteran population of 100,000. Boise's main facility is committed to veteran's health care providing highly sophisticated primary, secondary, and specialty care to roughly 28,000 veterans each year. It operates Outpatient Clinics in Twin Falls, Caldwell, Mountain Home and Salmon, Idaho, and in Burns, Oregon.



TELEWORKING

Working from home or telecommuting is on the rise. While this has been the case over the past decade, there has been a dramatic increase since 2020. As Americans consider moving to less densely populated areas to have a better work-life balance, the need for high-speed internet, affordability, and direct flight access is necessary. Boise and the Treasure Valley exceed expectations when it comes to the needs of the modern remote worker.

High-speed internet is readily available in Boise and most of the surrounding cities with download speed up to 1000Mbps, which is on par with any big city.

Centrally located in Boise, the Boise Airport is easily accessible to I-84. It's a friendly airport that is simple to navigate and quick to get through security. Several direct flights across the

country make it convenient to attend the quarterly office meeting or annual Christmas party.

The cost of living in Boise and the surrounding cities are among the national average. With more home developers and apartment complexes being built around the valley, workers can comfortably set up an office in their home.

Modern conveniences like fast-food delivery, shared workspaces, and Uber and Lyft are readily available.

Mid-sized cities, such as Boise, are the safe, best bet for the remote worker. Larger cities tend to be more expensive, and smaller towns lack coworking spaces, food delivery, and job opportunities.

INFORMATION PROVIDED BY

TREASURE VALLEY

ECONOMIC SNAPSHOT

Boise Valley Economic Partnership

250 S. 5th Street, Suite 300, Boise, ID 83702

(208) 472 - 5229 | www.bvep.org

The Treasure Valley is a great place to live and work. It has everything you need to build a business, a career or a family—without the big commute, the huge house payment and punishing taxes.

Growing Population

- Comprised of the following communities: Boise, Meridian, Nampa, Kuna, Eagle, Star, Emmett, Garden City, Caldwell and Mountain Home
- Total population within a 45-minute draw area: 750,000
- Idaho is among the top five fastest growing states in the nation (National Census Bureau)
- Low Costs for Business and Living
- The overall cost of doing business is nearly a third lower than California and Washington
- The cost of living is 92.5 % of the national average
- The average cost of a home is 88% of the national average
- No tax on services

High Quality of Life

- The Boise-Nampa area is ranked as one of the most secure large metropolitan areas in the U.S. out of 114 regions nationally with populations of over 500,000 (Farmers Insurance Group)
- Average commute time is only 22 minutes
- Four seasons of world-class outdoor recreation at your doorstep: skiing, hiking, cycling, fishing, rock climbing, rafting and more

- A full complement of cultural amenities including the nationally recognized Idaho Shakespeare Festival, TreeFort, LED, Boise Philharmonic, Opera Idaho and others.
- Excellent K-12 schools and post-secondary educational opportunities

Diversity

- Over 90 different languages are spoken in the Boise School District
- Home to the second-largest Basque population in North America
- Home to one of the oldest synagogues in the western United States
- More than two dozen language courses available through local universities and community education programs

Accessible Transportation

- Bisected by Interstate 84 and Interstate 184
- Boise Airport serves more than 3,000,000 people a year and is less than five miles from downtown Boise
- ValleyRide provides public bus transportation throughout the Boise Valley
- Idaho Northern & Pacific Railroad (INPR) provides freight service over four branch lines in southwestern Idaho and northeastern Oregon

For More Information

Boise Valley Economic Partnership

250 S. 5th Street, Suite 300

Boise, ID 83702

(208) 472 - 5229

www.bvep.org

NATIONAL ACCOLADES

#1 REAL ESTATE MARKET
WALLETHUB | AUGUST 2020

#4 BEST CITY FOR EARLY RETIREES
SMARTASSET | DECEMBER 2020

#6 HAPPIEST STATE
WALLET HUB | SEPTEMBER 2019

**CITIES WITH THE BEST WORK-LIFE
BALANCE**
SMARTASSET | JANUARY 2021

**10 UNIQUE DESTINATIONS TO
THE OUTDOORS**
USA TODAY | JUNE 2019

#2 MOST RELAXING AIRPORTS
TRAVEL CHANNEL | FEBRUARY 2019

**#1 BEST CITY FOR
CORONAVIRUS RECOVERY**
FORBES | MAY 2020



**#5 BEST CITY FOR
STARTING A BUSINESS**
INC. | DECEMBER 2019

#1 AND #3 TOP RUN CITIES
WALLET HUB | JULY 2020

MOST MOVED-TO-CITIES
BUSINESS INSIDER | SEPTEMBER 2020

#1 MOVING DESTINATION
NATIONAL MOVERS STUDY | JANUARY 2020

**TOP 5 METROES FOR FIRST TIME
HOMEBUYERS**
MOVE.ORG | JANUARY 2021

BEST PLACES TO RETIRE
FORBES | AUGUST 2020

**BEST CITIES FOR WOMEN
ENTREPRENEURS**
FUNDERA | SEPTEMBER 2020

An aerial photograph of a suburban neighborhood in Boise, Idaho, featuring a mix of green and yellow trees, residential houses, and a winding road. A large white circular graphic is centered over the image, containing the text 'APRIL FLORCZYK REAL ESTATE' around the top edge, '208 MARKET' in the center, and 'BOISE, IDAHO' around the bottom edge.

APRIL FLORCZYK REAL ESTATE
208
MARKET
BOISE, IDAHO



Call 208 Market: April Floreczyk Real Estate with Keller Williams Realty Boise at 208.274.3787

QUESTIONS ABOUT THE AREA? LET'S TALK.

Call **208 Market:**
April Florczyk Real Estate
at **208.274.3787**
Visit **www.208market.com**

READ MORE ABOUT 208 MARKET ON PAGE 2

YOUR TREASURE VALLEY REAL ESTATE EXPERT

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THE TREASURE VALLEY AND
BOISE

2021 RELOCATION LIFESTYLE MAGAZINE