

PARADE *of* HOMES

Canyon County
2018

June
8th - 24th
Monday - Friday 5 - 8
Saturday 12 - 8
Sunday 12-6

Presented by:



— IDAHO —
PRESS-TRIBUNE



idahopress.com

empowering the community

FREE

Map App

Search:

Parade Craze



As Good As Imagined

and your imagination is pretty good!

*just*Imagineidaho.com



VISIT OUR TEAM AT
BRITTANIA HEIGHTS

Prominent
HOMES



TRACY KASPER BROKER, OWNER
208.867.2709
tracy@justIMAGINEidaho.com

SAM HUFF MANAGER
208.724.2025
sam@silverhawkrealty.com


**BERKSHIRE
HATHAWAY**
HomeServices
Silverhawk Realty

**LUXURY
COLLECTION**

A member of the Franchise system of BHH Affiliates, LLC

#StrongerTogether



Sienna Hills

**Phase 7
coming
SOON!**

Located in the thriving Snake River Valley winery region. Enjoy a small-town atmosphere with homes starting in the \$250's equipped with modern amenities and services. Located in Caldwell, and a stones throw from the recreation paradise of Lake Lowell, Sienna Hills offers you the lifestyle you have been seeking. A highly amenitized community with a Resort Quality Pool, Stylish Community Center, Basketball & Tennis courts - Sienna Hills has EVERYTHING you have been looking for!



SHAUN URWIN
REALTOR®
208.989.4811
Shaun@43RE.com



CHARLIE SMITH
REALTOR®
208.921.9896
Charlie-Smith@43RE.com





Randy Neary



Chip Kinzler

Welcome to the 2018 Canyon County Parade of Homes, hosted by the Snake River Valley BCA.

Looks like the market is booming and we were still able to put together a show for you. 11 of our builder members have worked very hard in planning some beautiful homes that you can afford and enjoy while living comfortably and in communities that you will be proud to raise your families or retire in.

Many of you don't realize that we start planning our annual Parade of Homes in November however our builders start planning in as early as August. There are many details that go with planning a parade home beginning with what plan do the builders want to put together and where do they feel the plan fits best in our communities. Then comes the issues of the weather during the building process and is going to cooperate in order to commit to a Parade Home. Contracts are out in early February and a commitment to be a parade builder is made the last day of March. From then it is a rush to have everything planned to be completed by the first week of June. If the home sells, prior to the Parade, the buyer has to agree that they will not move in until after the parade of homes is over.

We love every year that we can bring a great show for you and showcase our members that are a part of the parade of homes process from the developer to the decorator.

We would like to thank the many volunteers and sponsors behind putting this event together each year. Included is a Parade of Homes Full Committee with 5 separate Sub-Committees from Marketing, Judging, Tours, Awards Dinner and Magazine that meet at least 3 times a month for at least 3 months.

If you are in the Residential Industry and you are interested in being a part of future Canyon County Parade of Homes we encourage you to contact the Snake River Valley BCA.

We hope you enjoy this year's Canyon County Parade of Homes.

SRVBCA Past Presidents and 2018 Parade of Homes Chairs,

Chip Kinzler & Randy Neary

INDEX *of* HOMES

1. "Kingston"

2307 W. Sheridan - Nampa, ID 83686..... 4

2. "The Emerson"

11153 W. Brett Drive - Nampa, ID 83686..... 7

3. "The Brookhaven"

11966 W. Buteo Drive - Nampa, ID 83686 11

4. "The Orchard"

5116 Dynasty Avenue - Caldwell, ID 83607 12

5. "Jefferson"

15298 Silver Oak Way - Caldwell, ID 83607 14

6. "Pine Haven"

15170 Pinehurst Way - Caldwell, ID 83607 17

7. "The Wildflower"

15154 Pinehurst Way - Caldwell, ID 83607 25

8. "The Claremont"

15051 Spyglass Lane - Caldwell, ID 83607 27

9. "The Malibu"

7760 E. Nolan Drive - Nampa, ID 83687..... 30

10. "The Zingaro"

254 S. Knightbridge Lane - Nampa, ID 83687 33

11. "The Arboretum"

230 S. Knightsbridge Lane - Nampa, ID 83687..... 34

12. "Carmen Lynn RV"

2752 E. Andesite Court - Nampa, ID 83686 37

13. "The Hailey"

4563 S. Lava Springs Loop - Nampa, ID 83686..... 38

Architectural renderings provided by

Randy Haverfield
Architecture Northwest

1

"Kingston"

by M & S Homes

2307 W. Sheridan
Nampa, ID 83686



The "Kingston" brings you a stunning 1,997 sf open floor plan that is the perfect balance of elegant and family that makes you feel at home. The kitchen features custom alder cabinets, gas range, shining quartz countertops, tile backsplash and beautiful island, perfect for entertaining. The master suite has beautiful dual vanity, travertine backsplash and a walk in tile shower. The "Kingston" has three bedrooms, 2 full baths and 1 half bath, an office and a large utility room.

Builders: Charles & Erik Miller
RCE-6983
208-880-9442

Realtor: Will Prior, Berkshire Hathaway HS Silverhawk Realty
208-866-9276

Developer: Capital Development
Subdivision: Roosevelt Park
Furnishings: Nampa Appliance

1,997 sf
Price: Contact Builder



NAMPA
APPLIANCE TV
& MATTRESS



**BERKSHIRE
HATHAWAY**
HomeServices



FOR A FREE ESTIMATE CALL
208-377-8781
gandginsulation.com



**Call G&G for Year-Round
Comfort & Energy Savings**

Residential & Commercial
Fiberglass • Spray Foam • Radiant Barrier • Air Sealing



THE PINK PANTHER™ & © 1964-2018 Metro-Goldwyn-Mayer Studios Inc. All Rights Reserved.
The color PINK is a registered trademark of Owens Corning. © 2018 Owens Corning.

RCE-30614

EXPERIENCED



LOCAL



PROFESSIONAL



THE TREASURE VALLEY'S ONLY CERTIFIED EXPERT.

**Holistic Solar Solutions
For Home And Business**

Free solar site visit
208-577-6537

Solar Thermal HVAC • Radiant Solar Heating • Solar Snow Melt and More!

HARNESS THE POWER OF THE SUN! With **TRUE Solar Thermal**

Traditional Solar PhotoVolatic (PV) is what most people think of when they think "solar", but true solar thermal is different! Rather than using the sun for generating electrical power to then heat your water we use the radiant Ultra Violet energy of the sun itself to heat the water more directly - making true Solar Thermal 94% efficient vs. Solar PV which is typically only 17% efficient!

SOLAR PROVIDED BY
Renewable ENERGY
(208) 577-6537

CALL 208-577-6537

Renewable ENERGY

Affordable Clean Energy for Your Home and Business

Our strength in construction lending is built on trust.



Turn to a Mountain West Bank lender for financing your construction project. We're a proven resource for both builder and home owner—aligning you with the ideal loan for your construction project or new home.

We offer local processing, local underwriting, and competitive interest rates. We're one of Idaho's leading residential and commercial lenders, achieved with our focus on exceptional customer service.

Call or visit us to explore your options, including a home equity line of credit to use for home improvements. Your Mountain West Bank lender is here to help, each step of the way.

8 Treasure Valley locations, including:

Nampa

1223 12th Avenue Rd.
208-884-6802



Mountain West Bank
Division of Glacier Bank

MountainWestBank.com

You're getting
WARMER



Your home is where life unfolds.

NATURAL GAS. THE AFFORDABLE CHOICE FOR WARMTH AND COMFORT.

LEARN ABOUT ENERGY EFFICIENCY REBATES AT [INTGAS.COM/SAVEENERGY](https://www.intgas.com/saveenergy).

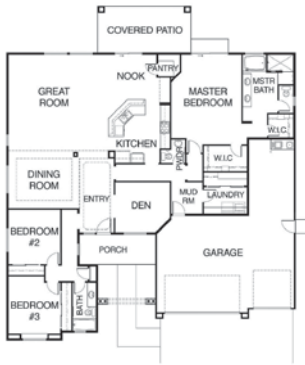


Know what's below.
Call before you dig.



Efficient. Clean. Reliable. Domestic.





"The Emerson"

by Coleman Homes, A
Toll Brothers Company
11153 W. Brett Drive
Nampa, ID 83686



The Emerson is sure to impress with a large open floorplan and split bedroom design perfect for family living. The kitchen features quartz countertops, full tile backsplashes, raised breakfast bar and stainless steel appliances. The master features a tiled walk-in shower, large closets and sliding door with patio. Enjoy the 4-car garage, or lounge on the covered patio while taking in the beauty of Carriage Hill North. Community amenities include a swimming pool, playground, walking paths and breathtaking mountain views.

Builder: Coleman Homes, A Toll Brothers Co.
RCE-43104
208-424-0020

Realtor: Bo Duffin, Realty Idaho
208-466-2241

Developer: Coleman Homes, A Toll Brothers Co.
Subdivision: Carriage Hill North
Interior Designer: Coleman Homes, A Toll Brothers Company
***Equal Housing**

2,557 sf
Price: Contact Builder

Coleman Homes
A Toll Brothers Company



mycolemanhome.com

Coleman Homes reserves the right to change price and details at any time. Represented by Realty Idaho, LLC



Licensed contractor number RCE43104 • For more information, call 208-780-6729



DREAM ■ DESIGN ■ BUILD



TAMARACK
CONSTRUCTION
DREAM ■ DESIGN ■ BUILD



WATCH US BUILD
@BUILTBYTAMARACK

BRANDT AGENCY

In business since 1936
Residential, Farm & Ranch

FRANKLIN VILLAGE SUBDIVISION

Located at Cherry Lane and Franklin Blvd.

129 ACRE DEVELOPMENT IN NAMPA

- Phase One and Two Sold Out
- Next to Nampa's Newest Park
- Phase Three Under Construction
- Reserve Your Lot Today!!

Sales Office and Models Now Open!
Give Us A Call.

203 11th Ave. S. • Nampa, ID • 208-466-7821

www.BrandtAgency.com



8171-006

CUSTOM PUMP SERVICES



A Local Family Owned
and Operated Business!

- New System Installation
- Service & Repair
- Residential & Irrigation
- Well & Pump Inspections
- Pumps & Tanks
- Mechanical Hand Pumps
- Solar & Wind Systems
- Water Treatment Systems

208-369-0859
www.custompumpservices.com

8171-007

BLIND QUALITY WINDOW COVERINGS APPEAL



Call us Today for a Free, No-Obligation Estimate

208-888-1056 • www.blindappeal.com
info@blindappeal.com

PARADE SPECIAL

An additional 10% off

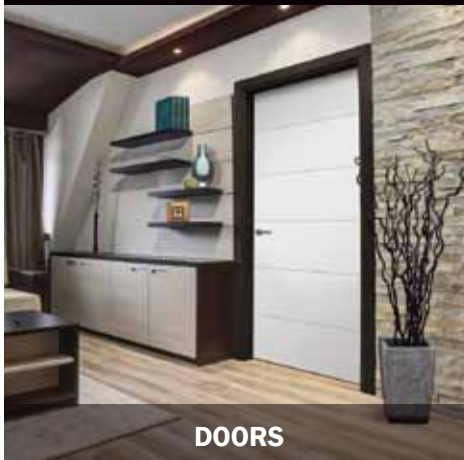
*above and beyond our
normally reduced prices.*

- Blinds – Hardwood and Faux
- Plantation Shutters
- Honeycomb Shades
- Woven Woods
- Custom Draperies
- Solar Shades
- Allure Transitional Shades
- Motorization
- Exterior Sunscreens
- Free Temporary Shades



PROUD to be your BUILDING PARTNER

We can assist you with your project from start to finish.



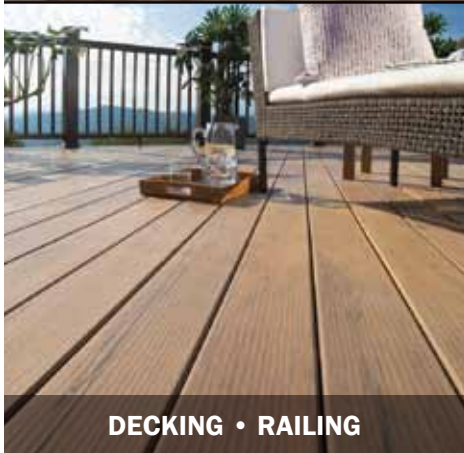
DOORS



FIREPLACES



CABINETS • COUNTERTOPS



DECKING • RAILING



SIDING • WINDOWS



FLOORING • CARPET • TILE

DESIGN SERVICES • INSTALLATION • DELIVERY



www.franklinbuildingsupply.com





"The Brookhaven"

by Pioneer Homes

11966 W. Buteo Drive

Nampa, ID 83686

3

Welcome to PIONEER HOMES "The Brookhaven". An Artisanal Vintage Home that embraces the unexpected combination of rustic, industrial, and romantic with well-loved woods, statement-making metals, and tones ranging from muted to bold. From the brick wrapped front porch, tiled kitchen ceiling, spa master bath, and outdoor room with a dual sided fireplace that bridges the gap from indoors to outdoors this home leaves nothing to chance. Every thoughtful detail will leave you with a feeling of home and uniqueness.

Builders: Brian Falck & Paul Rhoades
RCE-4897
208-468-9200

Realtor: Mike Moir, Woodhouse Group
208-850-7495

Developer: M3 Companies
Subdivision: Red Hawk Ridge
Designer: Robin Falck & Morgan Vargas w/
Franklin Building Supply

2,210 sf
Price: Contact Builder

Pioneer Homes
Consistent Quality ... Always

Affordable. Flexible. Quality.

Multiple Award Winning 2014-2017

2017 SRVBCA BUILDER OF THE YEAR

We Offer Flexible Building

Our plans or let us create yours
Build in a community or on acreage
Our lot or your lot

Affordable Value You Can Trust

Client today, friend tomorrow

Locally Owned and Operated Since 2000

You will deal directly with the owners from
start to finish

We Build Quality, not Quantity

Get Inspired

& design what you want



Lets Build 208.468.9200 | PioneerHomes4U.com



"The Orchard" by Hayden Homes 5116 Dynasty Avenue Caldwell, ID 83607



At 1800 square feet, the Orchard is an efficiently-designed, mid-sized single level home offering both space and comfort. The open kitchen is a chef's dream, with counter space galore, plenty of cupboard storage and a breakfast bar. The expansive living room and adjoining dining area complete this eating and entertainment space. The spacious and private master suite boasts a dual vanity bathroom, separate shower and an enormous closet. The other two sizable bedrooms - share a second bathroom.

Builder: Hayden Watson
Contact: Rich Beaman
208-830-0971

Realtor: Lani Hudson, New Home Star Idaho
208-869-5690

Developer: Hayden Homes
Subdivision: Heritage Meadows
Interior Designer: Hayden Homes

1,900 sf
Price: **\$229,990**



The Orchard 1979 SF | 4 BEDS, 2 BATHS | 5116 DYNASTY AVE., CALDWELL

Stop by our Heritage Meadows community in Caldwell to experience our single story Orchard home plan. This well-appointed home is spacious yet cozy, with high ceilings and plenty of storage space.

When you buy a Hayden Home, you don't just get a home. You get a commitment to quality you can see – with a home and home buying experience unlike anything else you'll find on the market. **Visit Heritage Meadows today to see the Hayden Homes difference for yourself.**

BOISE | MERIDIAN | NAMPAL CALDWELL | EAGLE



HAYDEN-HOMES.COM
Building Better Communities Since 1989

*Photos of similar home | Sold by New Home Star Idaho, LLC | ID RCE 29144

Oh, give me a home...

Whether it's a home on the range or one in your dream neighborhood. Home loans you can count on—it's you and **F** together.

Find out more at firstinterstate.com

TRISH CHRISTENSEN
NMLS #502326, 208-468-1703

MARTY LYTLÉ
NMLS #487489, 208-455-4190

MIKE KIRBY
NMLS #400377, 208-344-4147



First Interstate Bank
Member FDIC. Equal Housing Lender.

1 2 6 BARE FEET
3 0 YEARS GUARANTEED
0 DAYS STAINING OR SEALING
1 IN PREMIUM DECKING

Proud MEMBERS

Women's Council of REALTORS®

AZEK
Building Products

TimberTech®
Less Work. More Life.

There's more than one reason why people who know choose the #1 in premium decking. No splinters, low-maintenance, incredible styles and industry-leading warranties for guaranteed durability. Ask for the best decks. Ask for AZEK® or TimberTech®. **ENGINEERED TO LAST BEAUTIFULLY.**

Stone Lumber is your AZEK Gold Dealer
Our deck experts are ready to help you plan your perfect deck



412 2nd Street South • Nampa, Idaho
Phone: 208-466-2463



"Jefferson"
by Brookstone
Custom Homes
15298 Silver Oak Way
Caldwell, ID 83607



From the finishes, to the amenities and the layout, the "Jefferson" by Brookstone Custom Homes is one amazing floor plan! With designer touches like hardwood, rustic lighting, custom cabinetry, lots of windows from natural light and Trey ceilings in the Master, Great room and office, its single level living at its finest. Situated on a nice sized corner lot, with oversized 3-car garage, roomy covered back patio, this is one model home you'll definitely want to check out!

Builder: Marcelo & Brooke De Jesus
RCE-37177
208-921-1206

Realtors: Charlie Smith 208-921-1206 / Shaun Urwin 208-989-4811
with Better Homes & Garden/43 North Real Estate

Developer: Kevin Howell Construction & Development
Subdivision: Sienna Hills
Interior Designer: Brooke Jesus & Dillabaugh's Flooring America

2,309 sf
Price: \$374,900



brookstonecustomhomes.com | 208.921.1206

**FOR ALL YOUR
ELECTRICAL
PLUMBING
LIGHTING &
IRRIGATION
NEEDS.**

**NEW CONSTRUCTION
REMODEL
MAINTENANCE
REPAIR**



FOR OVER 60 YEARS PROVIDING
SUPERIOR CUSTOMER SERVICE, PRODUCT KNOWLEDGE,
EXPERT ADVICE, AND EVERYDAY LOW PRICING TO
DO-IT-YOURSELFERS AND CONTRACTORS.

GROVER'S

PAY & PACK

ELECTRIC AND PLUMBING SUPPLY

DO IT YOURSELF AND SAVE!

BOISE: 5730 W Franklin Road • (208) 342-6576 **NAMPA:** 824 Caldwell Boulevard • (208) 466-7807
TWIN FALLS: 130 Eastland Drive South • (208) 733-7304

Monday - Friday 8:00 to 7:00 Saturday 8:00 to 5:30 Sunday 9:00 to 4:30 www.groverelectric.com

BUILDING? BUYING?

Get a mortgage loan with your local full-service mortgage lender.

With us, your loan is locally approved and processed and
you will get to work with experienced loan officers.



LUPE RODRIGUEZ

Western Idaho Sales Manager
1310 12th Avenue Rd.
Office: 208-466-5027
Cell: 208-283-3611



DON LILLIE

Mortgage Loan Officer
1536 Caldwell Blvd.
Office: 208-442-1011
Cell: 208-794-6394



JEREMY AUSTGEN

Mortgage Loan Officer
919 Blaine St.
Office: 208-454-6526
Cell: 208-580-4205

WE OFFER A WIDE ARRAY OF LOAN PROGRAMS

- FHA/VA/Rural Development Loans
- Construction Loans
- IHFA (Idaho Housing & Finance)
- First-Time Home Buyer Programs

1310 12th Avenue Rd. - Nampa, ID 83686
1536 Caldwell Blvd. - Nampa, ID 83651
919 Blaine St. - Caldwell, ID 83605

APPLY ONLINE TODAY!

dlevans.com/mortgage

D. L. Evans Bank

"Idaho's Hometown Community Bank Since 1904"



FREE map app!



- Get directions to homes
- Browse home photos
- View home details
- Browse list of homes
- Share comments
- Leave ratings

All within the Parade Craze® Map App!



 **parade craze®**

© 2016 Parade Craze. All rights reserved.



"Pine Haven"

by Vantage Homes

15170 Pinehurst Way
Caldwell, ID 83607

Vantage Homes is pleased to share our love for home building. We bring to you a modern and classic home. With its open living space, clean crisp carpentry, and the warm and welcoming fireplace, we share a new and yet nostalgic home you will love. This home is a single level, 3-bedroom, 3 bathroom home with a 44+ foot RV garage. Located in the Purple Sage Estates Subdivision, in Middleton; where dreams turn into views, Vantage.



Builder: Chad Aland
RCE-35154
208-994-2805

Realtor: Angela Aland, Silvercreek Realty Group
208-377-0422

Developer: Hess Properties
Subdivision: Purple Sage Estates

2,500 sf
Price: Contact Builder



BUILT FOR YOUR FAMILY, BY OUR FAMILY.
208-994-2805 or 208-800-1615 • IdahoVantage.com



Are you still working on creating your dream home? We can help by guiding you through the window selection process. By helping you choose windows that are not only stylish, but will provide you years of usefulness and functionality. Giving you the feeling of Million Dollar curb appeal at affordable prices.

Where customer service doesn't end after the sale!

Other Products and Services

- Glass Replacement
- Mirrors
- Trim
- Decking
- Free Estimates
- Free 2nd opinions
- Free Deliveries in the Treasure Valley

New Construction ★ Remodel ★ Replacement
Warranty Inspections



Owner Pam Page

208-375-7940

pam@pageswindows.com



208-463-9433



Have It Done Right The First Time



You shouldn't need two loans to build one house.

Finance your dream home with an All-In-One Construction Loan.

One closing, **one** interest rate, and **one** set of fees! Plus, as a Portfolio Lender, you'll always deal directly with us.

Start today.

Nampa Downtown
Adrienne Watrous
208-466-8433

Nampa Marketplace
Susan Taylor
208-467-6591

Caldwell
Katrina Vincent
208-459-4671

NMLSR# 410394
washingtonfederal.com



The Lakes

Middleton's Luxury Homes

DIRECTIONS:

W. of Star Rd on HWY 44 | N. on Kingsbury

W. on Telaga Way | S. on Silverwood Way

SHAUN URWIN REALTOR®

208.989.4811 | Shaun@43RE.com

PHASE 3
available
FALL 2018

www.theLakes-Idaho.com

Coming Summer 2018!

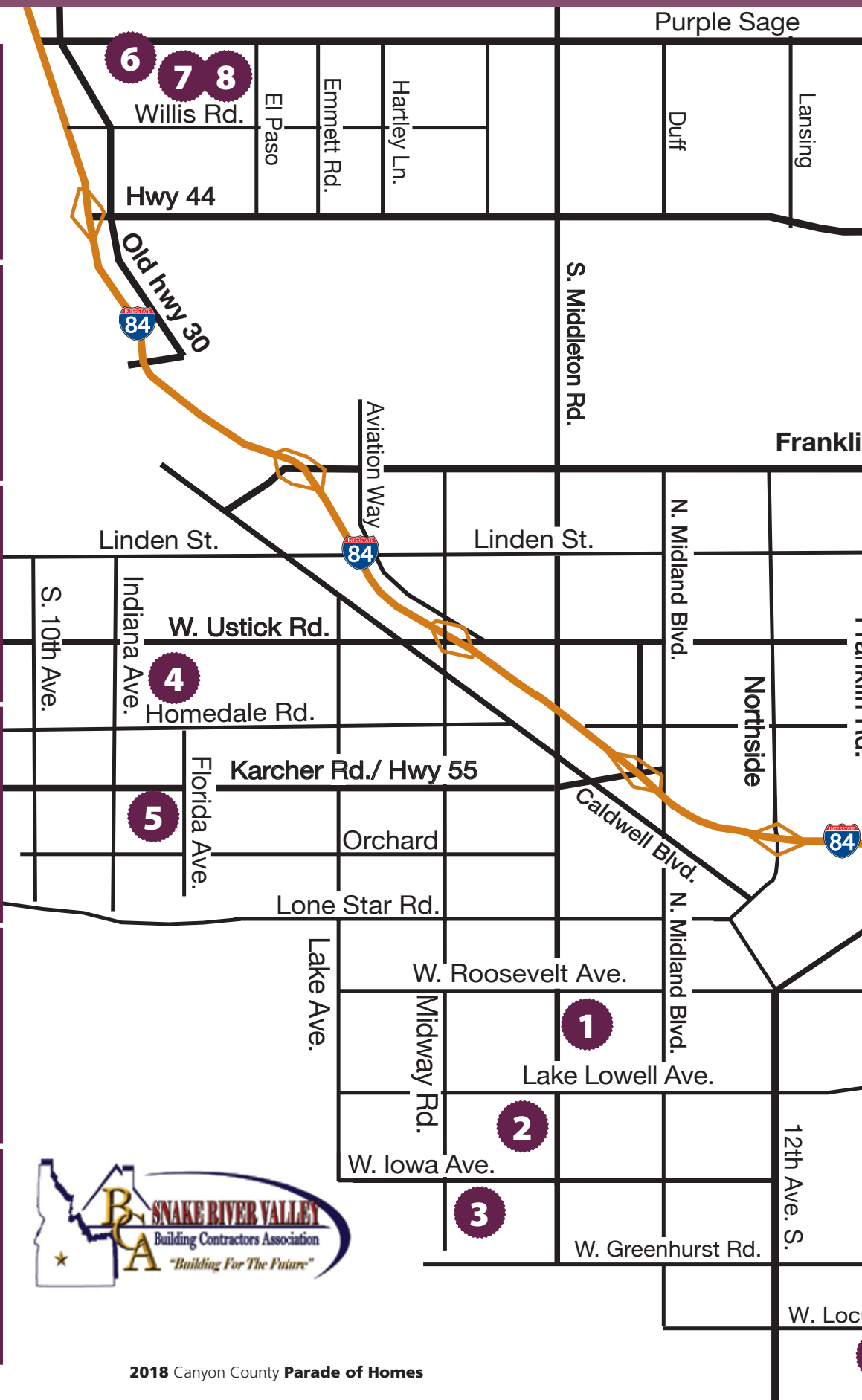
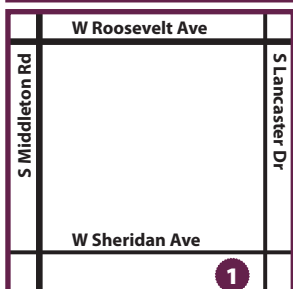
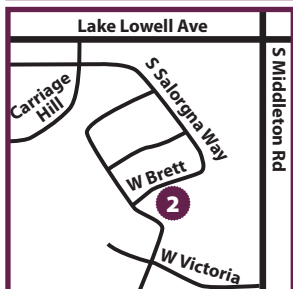
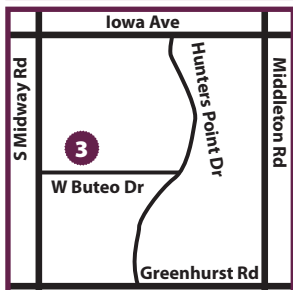
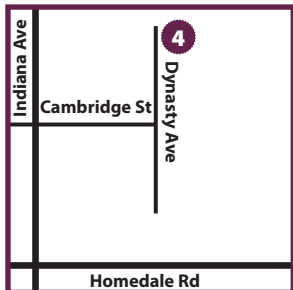
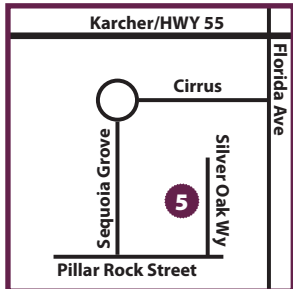
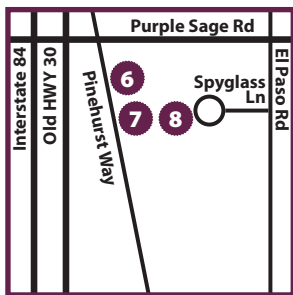
Timberlake

Homes Starting at: \$375,000

1/4 to 1/2 Acre Lots • ONLY 42 Lots Available! • RESERVE YOURS TODAY!

Located in NAMPA off of Ustick & Madison





Kingsbury

Canyon County
2018

Hwy 44 / W. State St.

PARADE HOMES

**June
8th - 24th**

**Monday - Friday 5 - 8
Saturday 12 - 8
Sunday 12-6**

n / Chinden Blvd / Hwy 20/26





TILE • CARPET • LAMINATE • HARDWOOD • REFINISHING



So much in one place!

SINCE 1954

NAMPA FLOORS & INTERIORS



LIGHTING • GRANITE / CAMBRIA IN-HOUSE FABRICATION



BOISE 5874 W State St. 854-1199
BOISE 1276 S Maple Grove 376-6363
NAMPA 2121 E Plaza Loop 466-8461
NAMPA 1217 2nd St South 696-0017

Your Style. Your Vision. Our Business.

nampafloors.com



usbank.com/mortgage

**When you're ready to build, let us
help you build the best loan for you.**



Call a Mortgage Loan Officer today.

Sidney Vogt

Mortgage Loan Originator

208.465.3697

NMLS #: 410668

Julie Hobbs

Mortgage Loan Originator

208.373.8711

NMLS #: 90637



Loan approval is subject to credit approval and program guidelines. Not all loan programs are available in all states for all loan amounts. Interest rates and program terms are subject to change without notice. Visit usbank.com to learn more about U.S. Bank products and services. Mortgage, Home Equity and Credit products are offered by U.S. Bank National Association. Deposit products are offered by U.S. Bank National Association. Member FDIC. ©2018 U.S. Bank 180395c 5/18



223 HOLLY ST., NAMPA 468-7848



Dave Dykstra 208-880-5528



Darlene Johnson 208-989-1921



Karen Mickelson 208-599-1694



Becky Hartman 208-989-4698



Jeff Cornilles 208-880-3562



Scott Wood 208-880-6411



Debbie Winther 208-337-8800



George Cannon 208-789-5907



Heidi Black 208-250-9275



Jay Snyder 208-871-7997



Tony Winther 208-936-0920



Dennis Parker 208-441-1167



Randy Reinertson 208-850-2001



Dave Summers 208-484-9988



Richard Reineke 208-495-2463



Angie Crow 208-789-3315



Kathy Sommer 208-870-0934



Stephanie Gornichec 208-571-7344

Working For You

8171-002



"The Wildflower"

by Larry Richardson

Construction

15154 Pinehurst Way

Caldwell, ID 83607



The expansive open floor plan in this charming country home allows for large crowd entertaining. A spacious living room with vaulted ceiling and stone corner fireplace is open to a gourmet kitchen with walk in pantry. Stainless Steel Bosch appliances, custom cabinets, granite counters and a huge island make this kitchen a cook's delight. Master suite with coffered ceiling, roomy walk in closet. Gracious space in garage with RV bay for all of your toys.



Builder: Larry Richardson
RCT-34667
208-713-7476

Realtor: Darlene Johnson, Real Estate Unlimited
208-989-9121

Developer: Hess Properties
Subdivision: Purple Sage Estates
Interior Design: Kat Richardson, Larry Richardson Const.

2,225 sf

Price: Contact Builder



Larry Richardson Construction

"A Hands-on Builder"

208-713-9033

RCE-34467



Real Estate
Unlimited

208-989-1921



darlenejohnsonhomes.com



Carefully crafted homes with the newest in quality material and components. Partner with us to build your dream home.

We work together with you start to finish.

Larry Richardson will build your home to suit your lifestyle. Call today and start planning for your future.



Like us on
facebook.





www.a1heating.com

(208) 343-4445

Heating &
Air Conditioning
Be warm. Be cool. Be comfy!
PREMIER DEALER



No matter what the weather is outside, we're keeping you warm, cool and comfy inside!



WE LEVEL SUNKEN CONCRETE.



BEFORE



AFTER

Local Experts In:

- ✓ Sinking Concrete
- ✓ Sealing and Protecting Concrete
- ✓ Spray Foam Insulation
- ✓ Foam Roofing
- ✓ Seamless Flat Roof Coatings
- ✓ And More

Call 208.912.0028 today to schedule a free inspection!

Learn More at GoGreenInsulation.com





"The Claremont"

by Waltman Homes

15051 Spyglass Lane
Caldwell, ID 83607

8

Waltman Homes is proud to present "The Claremont". This modern French-country inspired design is filled with natural light showcasing warm tones and textures. 12' entry ceilings are accented with moody trim details and stunning lighting. The kitchen is the entertainment center of this home with beautiful appliances and stunning white cabinets. Can you find this year's hidden room? It's a child's dream complete with playhouse and slide. Come and view this showstopper in the new Purple Sage Estates Subdivision.



Builder:

Brandon & Natalie Waltman
RCE-39390
208-989-3867

Realtor:

Epic Realty
208-869-9885

Developer:

Hess Properties

Subdivision:

Purple Sage Estates

Interior Designer:

Natalie Waltman, Waltman Homes

Financed by:

Idaho Central Credit Union

4,065 sf

Price:

Contact Builder



WALTMAN HOMES

CUSTOM HOME BUILDERS



SPECIALIZING IN AWARD-WINNING QUALITY AND CUSTOMER SATISFACTION

208.989.3867

www.WaltmanHomes.com



Custom Golf Course Homesites Available

18 Hole Championship Golf Course | Owhyee Mountains | Lake Lowell | Deer Flat
National Wildlife Refuge | 3.5 Miles of Walking Trails | Community Swimming Pool

Visit "The Brookhaven" by Pioneer Homes located at 11966 W Buteo



Mike Moir 208-850-7495

MOIR & COMPANY
REAL ESTATE

www.redhawk-ridge.com

Woodhouse Group
Real Estate



Steve Edwards 208.573.1040 | Darci Edwards 208.573.1451

8171-009

www.HunterHomesIdaho.com



www.blr.com

Probuild, a Builders FirstSource company carries a wide selection of high quality building materials suited for both homeowner and professional builder needs.

We take pride in personal service and can provide you with the best materials for the foundation of your home. Make us your first source for doors, windows, siding, lumber, roofing and more. If you need it, we have it.

Please call or come in today.

SEE IT BUILD IT LIVE IT

Meridian Lumber
415 E Broadway
Meridian, ID 83642

208.888.1457

Twin Falls Lumber
1000 Centennial Spur
Jerome, ID 83338

208.536.7091



"The Malibu"

by Cotner Building Company

7760 E. Nolan Drive

Nampa, ID 83687



Welcome to this dramatic modern home filled with resort-style beauty! This single-level sensation is filled with elegant detailing that serves as a peaceful respite. Carve out time to get lost in the spa-like master suite which boasts granite, tile, soaker tub and walk-in tile shower. Refuel in your gourmet kitchen with high-end appliances, extensive custom cabinetry and more upgrades you'll love! The 2,355 sf RV garage has 4th bay opening to backyard with attractive landscaping to frame your Malibu Getaway!

Builder: John Cotner
RCE-1042
208-941-9623

Realtor: Sam Huff & Tracy Kasper Berkshire Hathaway
HS Silverhawk Realty 208-724-2025/208-867-2709

Developer: Brittania Heights
Subdivision: Brittania Heights
Interior Designer: Kristie Cotner, Cotner Building Co.

2,789 sf
Price: Contact Builder



Where Passion Meets Experience

www.COTNERBUILDING.com



**BERKSHIRE
HATHAWAY**
HomeServices
Silverhawk Realty

**LUXURY
COLLECTION**

TRACY KASPER
BROKER, OWNER
208.867.2709

SAM HUFF
MANAGER
208.724.2025

A member of the Franchise system of BH Affiliates, LLC

FROM OUR HOME TO YOURS!



*G*orgeous design, impeccable craftsmanship, flawless attention to detail. This is why **Cotner Building Company** and **Nampa Appliance TV & Mattress** are proud to offer **Bosch & Thermador** appliances. We invite you to come experience our new kitchen designs today!



817-005

NAMPA
APPLIANCE TV
& MATTRESS

278 Caldwell Blvd • Nampa, ID • 83651
208.465.0551

www.nampabrandsource.com

Monday - Friday 9-7 • Saturday 10-6 • Sunday 11-5



BOSCH
Invented for life

Thermador ★

Ask Your Builder
about
ENERGY-EFFICIENT HOMES



BUILD ENERGY-EFFICIENT HOMES

Idaho Power's **Residential New Construction Pilot Program** offers builders a cash incentive to build energy-efficient, single-family homes with electric heat pumps.

Building an energy-efficient home provides increased comfort, lower maintenance costs and a healthier environment.



idahopower.com/newhomes





"The Zingaro"

by Prominent Homes

254 S. Knightbridge Lane

Nampa, ID 83687

We invite you to The Zingaro! With a beautiful light and airy foundation of whites and greys, the open floor plan is a virtual playground for all of the natural light from large windows and open spaces! The beautiful gourmet kitchen plays into the living room with custom built-ins next to the gorgeous cement front fireplace, adding a modern industrial feel! Enjoy our update on the "traditional", yet modern with lots of textures and a Bohemian vibe!

Builder: Kevin Detweiler
RCE-12592
208-871-9035

Realtor: Sam Huff & Tracy Kasper,
Berkshire Hathaway HS Silverhawk
Realty 208-724-2025 / 208-867-2709

Developer: Brittania Heights
Subdivision: Brittania Heights
Interior Designer: Melissa Detweiler,
Prominent Homes, LLC
*Equal Housing

2,595 sf
Price: \$505,000



Unique Personality and Style



www.PROMINENTHOMESIDAHO.com



**BERKSHIRE
HATHAWAY**
HomeServices
Silverhawk Realty

**LUXURY
COLLECTION**

TRACY KASPER
BROKER, OWNER
208.867.2709

SAM HUFF
MANAGER
208.724.2025

A member of the Franchise system of BHHATHAWAY, LLC





"The Arboretum"

by Prominent Homes

230 S. Knightsbridge Lane
Nampa, ID 83687



This modern "farmhouse" will capture your attention from the wide-plank floors to the breathtaking great room with massive vaulted ceilings! Escape to the master suite with ship lap walls, free standing tub and double vanities to give it a "spa like" glow! You'll also love our twist on the "picket" tile backsplash and quartz countertops in the kitchen to the floating vanity in the power bath. Not to mention the 3-car garage with the 4th "RV Bay"!

Builder: Kevin Detweiler
RCE-12592
208-871-9035

Realtor: Sam Huff & Tracy Kasper, Berkshire Hathaway
HS Silverhawk Realty 208-724-2025 / 208-867-2709

Developer: Brittania Heights
Subdivision: Brittania Heights
Interior Designer: Melissa Detweiler, Prominent Homes, LLC
*Equal Housing

2,980 sf
Price: \$570,000



Why **MOVE** when you can **IMPROVE**?



Before



After

Let us make your Home a Parade Home

5660 E Franklin Rd Suite 120
Nampa, ID 83687

208-803-0290

16130 N Merchant Way Suite 125
Nampa, ID 83687

208-880-6968

Call us today to get started!

Copyright©2018 Fairway Independent Mortgage Corporation. NMLS#2289. 4750 S. Biltmore Lane, Madison, WI 53718, 1-877-699-0353. Other restrictions and limitations may apply. All rights reserved.



Mountain Land Design offers the latest in appliances, and hardware for your home.
Our Showroom locations have the latest products installed and live for testing,
so you can touch your door knobs, or turn up the flame on your range before your buy!

Boise, ID · 627 N Dupont Ave Suite 102 · 83713

Sun Valley, ID · 491 E 10th Street · 83440

Jackson, WY · 485 W Broadway · 83001

Salt Lake City, UT · 2345 S Main Street · 84115

Provo, UT · 50 E 500 S · 84606

WWW.MOUNTAINLANDDESIGN.COM



At First Federal, we have the lending programs and experience you want from your mortgage lender, whether you plan to buy or build.

✓ New Construction ✓ Purchase ✓ Refinance ✓ Lot Loans

When you apply for a loan with us, we are dedicated to providing you with prompt service while finding you the best option for your success!



Andrea Hibler
Office Lending
Manager
NMLS#498585



Braden Kyle
Mortgage
Loan Officer
NMLS#1702434



Blake Fischer
Mortgage
Loan Officer
NMLS#1651054



Kelly Newell
Mortgage
Loan Officer
NMLS#400385



David Moore
Mortgage
Loan Officer
NMLS#271476



Tom Stilinovich
Mortgage
Loan Officer
NMLS#16961



Gary Karnes
Business
Banking Officer
NMLS#713496

Ask about our financing options available for builders and developers!

First Federal offers a full range of business lending services and products to help you take your business to the next level.

✓ Commercial Real Estate Lending ✓ Builder Lines ✓ Land Development Loans

Call today or apply online!

208-985-2555



www.MortgageFirstFed.com • www.BankFirstFed.com

*All credit products are subject to approval. Institution NMLS#402963

**Member
FDIC**



"Carmen Lynn RV"

by B & B Custom Homes

2752 E. Andesite Court
Nampa, ID 83686



Welcome to the "Carmen Lynn RV" built by B&B Custom Homes. This builder takes pride in combining functionality with design and high-end finishes. This home offers 4 bed + bonus room, 3 full bath, 2 car +toy/RV garage. HERS Rated & energy star certified. Soft close cabinets throughout home, quartz counter tops, spa-like master, guest suite on upper level, covered patio, smart home technology and much more! Lava Springs offers 6 Recreational Parks, Legacy Charter School On-Site & Community Pool!



Builder: Tyler Bosier
RCE-41686
208-890-4657

Realtor: Shaun Urwin, 208-989-4811
Better Homes & Garden/43° North Real Estate

Developer: Quatro Properties
Subdivision: Lava Springs

2,604 sf
Price: Contact Builder



BUILDING DREAMS



TYLER BOSIER
208.890.4657
ALISON FULLER
208.409.0870

Better Homes
and Garden
43° NORTH
REAL ESTATE

Your home is your sanctuary.
Let's make your dream home a reality.

@CUSTOMHOMESBB

B&B CUSTOM HOMES



www.CustomHomesBB.com



"The Hailey"

by Brookstone Custom Homes

4563 S. Lava Springs Loop
Nampa, ID 83686



"The Hailey" A spectacular single level home w/Bonus by Brookstone Custom Homes! Beautiful quality, granite throughout, engineered hardwood in all living areas, amazing tile flooring in master bath, open floor plan. Spacious entryway, walk in closet, oversized rooms & custom cabinets. Oversized garage and Front & back landscaping, fence & full sprinklers included!

Builder: **Marcelo & Brooke De Jesus**
RCE-37177
208-921-1206

Realtor: **Shaun Urwin, 208-989-4811**
Better Homes & Garden/43° North Real Estate

Developer: **Quatro Properties**
Subdivision: **Lava Springs**
Interior Designer: **Brooke Jesus & Dillabaugh's Flooring America**

2,214 sf
Price: **\$354,900**



CONSTRUCTION LOANS, LONG TERM LOANS, CONDOS OR TOWNHOMES

Citywide Home Loans has you covered!

As your local mortgage professional, I know the programs available in the area.
Contact me for all of your mortgage financing needs!



Justin Tripon
Nampa
M (208) 250-8186
O (208) 821-3195
F (208) 821-3159



Dennis Harvey
Nampa
M (208) 409-5626
O (208) 244-3916
F (208) 244-3907



Leah Marchbanks
Nampa
M (208) 484-5969
O (208) 821-3073
F (208) 318-1701



Ramona Tripon
Nampa
O (208) 821-3148
F (208) 821-3194

Chad Campbell
Nampa
M (208) 250-9957
O (208) 244-3908
F (801) 300-4541

citywide
home loans
Member FDIC Equal Housing Lender



BOSCH
Invented for life

NAMPA
APPLIANCE TV
& MATTRESS



Thermador ★
REAL INNOVATIONS FOR REAL COOKS



*G*orgeous design, impeccable craftsmanship, flawless attention to detail, Energy Star certified efficiency. This is why **Nampa Appliance TV & Mattress** is proud to offer **Bosch & Thermador** appliances. We invite you to come experience our new kitchen design center home today!

278 Caldwell Blvd • Nampa, ID • 83651
208.465.0551
www.nampabrandsource.com



NAMPA
APPLIANCE TV
& MATTRESS

Monday - Friday 9-7
Saturday 10-6
Sunday 11-5

LAVA SPRINGS

PHASE 5
AVAILABLE
AUGUST
2018



www.lavasprings-idaho.com

SOUTH NAMPA

Lava Springs is more than a subdivision, it is a premier community. Your new custom quality home at Lava Springs will fit your lifestyle, while being surrounded by a beautiful, natural, landscape. You will be able to fulfill your dream of owning a custom home at a reasonable price.



SHAUN URWIN

REALTOR®

208.989.4811

Shaun@43RE.com

Community Features

- On-Site Charter School
- Community Pool
- Walking Paths
- Six Recreational Parks
- Lush Landscaping
- Large Common Areas