

2021 *Canyon County* PARADE OF HOMES

SNAKE RIVER VALLEY BUILDING CONTRACTORS ASSOCIATION, INC.



JUNE 18TH – JUNE 27TH, 2021

M-F 5-8PM | SAT 12-8PM | SUN 12-6PM



WE'RE SHAUN AND LISA J. REALTY



& we're new construction and resale gurus.

The agents at SLJ Realty are ready to help you find or build your dream home! We thrive on assisting our clients with navigating the timing and complexities in selling your current home and finding or building a new home where you'll create joyful lasting memories.



43° NORTH

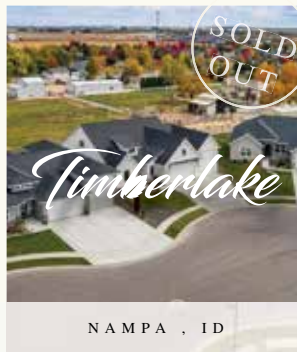
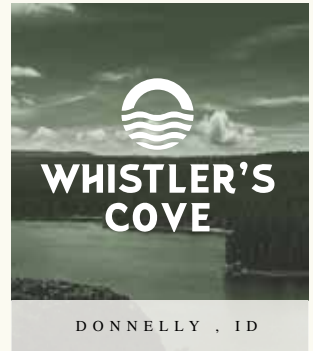
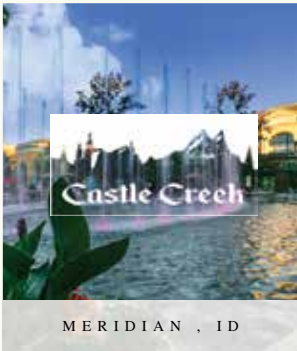
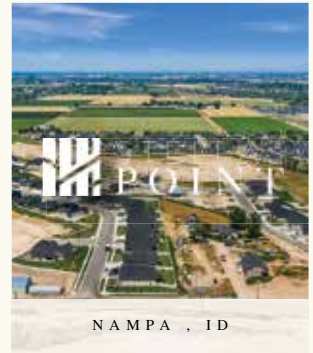
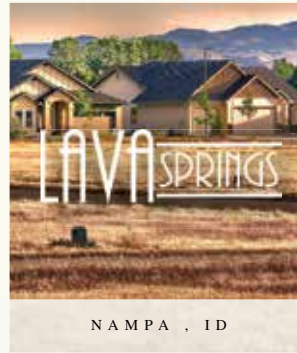
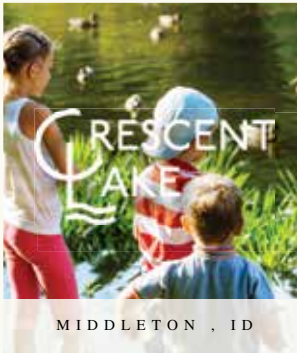
SLJREALTY.COM

3505 E MONARCH SKY LN. SUITE #200 | MERIDIAN, ID 83646

LOOKING FOR SOMETHING NEW?

WE REPRESENT 25 BUILDERS

IN 11 COMMUNITIES



FIND AVAILABILITY HERE:
SLJREALTY.COM

LISA J. CUNNINGHAM
 REALTOR®, NEW CONSTRUCTION SPECIALIST
 208.562.7887
LISAJCUNNINGHAM@43RE.COM

SHAUN URWIN
 REALTOR®, NEW CONSTRUCTION SPECIALIST
 208.989.4811
SHAUN@43RE.COM

INDEX OF HOMES

1. "The Harriman"6
10271 Millgrain Street, Nampa, ID
2. "Mahi Mahi"9
2745 E. Gypsum Street, Nampa, ID
3. "Carmen Lynn 2"12
3070 E. Columbus River Court, Nampa, ID
4. Rockhaven"15
3000 E. Columbus River Court, Nampa, ID
5. "The Skyline"19
1658 W. Tenzing Street Nampa, ID
6. "The Chapman"22
12681 S. Arezzo Way Nampa, ID
7. "The Dreamcatcher"24
14056 Hidalgo Ranch Place, Nampa, ID
8. "The Bitterroot".....33
14088 Hidalgo Ranch Place, Nampa, ID
9. "Lyon".....35
14145 S. Florida Avenue Nampa, ID
10. "The Obsidian".....38
14211 S. Florida Avenue, Nampa, ID
11. Not Available For Preview ... 43
12. "Sagebrush Ranch"46
16924 Butterfly Ridge Road, Caldwell ID
13. "Hillstone"49
15105 Longwood Court, Caldwell, ID
14. "Delane"52
24162 Spotted Goat, Caldwell, ID

The Snake River Valley Building Contractors Association is proud to present to you this year's 2021 Canyon County Parade of Homes.

We want to thank all of this year's participating builders, and their sub-contractors for working so diligent, in supporting the Snake River Valley Building Contractors Association by providing their homes in the Parade. All our members have been through a lot this year, while every builder in the valley has been terribly busy. We give a big thanks to all that were willing to share in this yearly tradition. We are happy and excited to share diverse and beautiful home styles in the Canyon County Parade for all the Treasure Valley to view. We certainly would not have had the 2021 Parade of Homes if it were not for the Sponsors, Associates, Developers, Realtors and especially the General Contractors. We thank all our members for their passion and vision that contribute to the Snake River Valley Building Contractors Association. We welcome all to join in our organization!

While we put foremost the safety of our visitors, every home will have a sanitizing station along with booties whether you chose to wear your shoes, socks, or bare feet. We do ask that booties are used while touring the home. Masks are optional, we do not judge!

Builders or their realtors will be in the homes at-all-times to answer any questions you may have, who are deeply knowledgeable and willing to assist.

Our 2021 Parade Magazine provides a glimpse of hard-working Snake River Valley Building Contractors, and associate members. If ever in need of a sub-contractor, builder, developer or a remodeler, we hope that you will keep us in mind and reach out to these businesses who can provide you with great service and quality that you deserve. Our website www.srvbca.com will provide you with a directory of all our members in the residential industry.

— Your 2021 Parade of Homes Chairs



Randy Neary
Solid Rock Homes



Sallie Bradshaw
Bradshaw
Construction



Mercedes Mascorro
Broomhall
SRVBCA Executive
Officer



H|S
HYDRO SYSTEMS



Thermador 

MLD.COM

Your complete home financing solution.

Purchase | Refinance | Renovation | Construction



Sam Newell

Branch Manager / Senior Loan Officer
NMLS 9027
(208) 794-3080

Corey Newell

Loan Officer
NMLS 24591
(208) 571-1892

Ana Flores

Loan Officer
NMLS 410664
(208) 697-7423

Kendra Graybeal

Loan Officer
NMLS 924381
(208) 861-7775

Alison Gillespie

Branch Production Manager
NMLS 707593
(208) 321-4300

**Contact us to learn more
about financing options with
Evergreen Home Loans.™**



(208) 321-4300

3515 E Overland Road
Meridian, ID 83642



© 2020 Evergreen Home Loans is a registered trade name of Evergreen MoneySource Mortgage Company® NMLS ID 3182. Trade/service marks are the property of Evergreen Home Loans. All rights reserved. Licensed under: Idaho Mortgage Broker/Lender MBL-3134. 04/20

1



"The Harriman"

10271 Millgrain Street, Nampa, ID
By Alturas Homes

Welcome to Arbor! Located minutes from Treasure Valley Marketplace, this new highly sought after community offers unique floor plans featuring rustic modern and urban trends. The Harriman, is situated on a low maintenance lot. Open concept great room, 3-bedrom, 2.5-bath, 3-car garage, office, upstairs bonus room and 2 upstairs bedrooms. Master suite conveniently located on the main level.

Builder: Rod Givens, 208-391-4445 RCE-32974

Subdivision: Arbor

Developer: Brighton Corporation

Realtor: Katrina Severin 208-919-1270, Alturas Homes

Interior Designer: Lauren Smyth, Alturas Homes

Draftsman: Rod Givens, Alturas Homes
2,696 Sq. Ft., *Equal Housing



INSTANT INFO
TEXT TO: **88000** MSG: **SRV1**
Powered by drivebytext.com



Well-designed
Spaces
that people
Love



Each Alturas home is expertly designed to utilize space efficiently. Every detail of our homes are meticulously planned with you in mind.

ALTURAS
HOMES



@AlturasHomes

Find us online at AlturasHomes.com

PROUD TO SUPPORT
THE SNAKE RIVER
BUILDERS ASSOCIATION.



EMPIRE
TITLE & ESCROW



EmpireTitleIdaho.com

16130 N Merchant Way, Ste 105, Nampa, ID 83687

Group One | Sotheby's
INTERNATIONAL REALTY

Luxury is not the price,
it's "THE EXPERIENCE"



Damon Van Gerpen
REALTOR®

Mobile: 208.880.6399 Office: 208.287.5000

Email: dvangerpen@grouponesir.com

Web Site: damonvangerpen.grouponesothebysrealty.com

Group One Sotheby's International Realty
913 W. River Street, Suite 300 Boise, Id 83702

ACTION
GARAGE DOOR

REPAIR | SERVICE | INSTALLATION

24 HOUR SERVICE • FREE ESTIMATES

GARAGE DOORS & OPENERS
residential | commercial



BOISE
208.362.7218

NAMPA
208.466.1400

*"A choice
you'll
never regret"*



www.actiongaragedoor.net



RESIDENTIAL COMMERCIAL




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



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

Fiberglass • Spray Foam • Radiant Barrier • Air Sealing

EXPERIENCED



LOCAL



PROFESSIONAL



THE TREASURE VALLEY'S ONLY CERTIFIED ENERGY EXPERT®

THE PINK PANTHER™ & © 1964-2021 Metro-Goldwyn-Mayer Studios Inc. All Rights Reserved.
 The color PINK is a registered trademark of Owens Corning. © 2021 Owens Corning. RCE-30614



**The Screen
That Does Not
SNAP Back!**



**FREE
ESTIMATES!**

MADE IN AMERICA 

**WE ARE YOUR PATIO AND
SECURITY SCREEN EXPERTS**

9165 Chinden Blvd. #105, Garden City

208-391-5750

BY APPOINTMENT ONLY



NEW CONSTRUCTION REMODEL MAINTENANCE REPAIR

ELECTRIC • PLUMBING • LIGHTING • IRRIGATION

For over **65 years** providing Superior Customer Service, product knowledge, expert advice, and everyday low pricing to Do-it-yourselfers and Contractors.

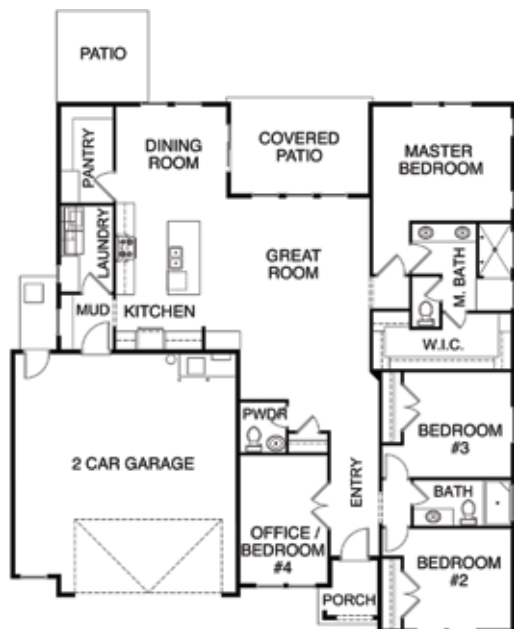
Bring us your house plans or just your ideas, and our experienced salespeople will help pick out the products you need and show you how to install them yourself.

GROVER'S
 PAY & PACK
 ELECTRIC AND PLUMBING SUPPLY
DO IT YOURSELF AND SAVE!

NAMPA: 824 Caldwell Boulevard • (208) 466-7807

BOISE: 5730 W Franklin Road • (208) 342-6576 **TWIN FALLS:** 130 Eastland Drive South • (208) 733-7304

Monday - Friday 8:00 to 6:00 Saturday 8:00 to 5:00 Sunday 9:00 to 4:30 www.groverelectric.com



"Mahi Mahi"

2745 E. Gypsum Street, Nampa, ID

By Hathaway Homes, Inc.

Welcome to Hathaway Homes' Parade Home! Nestled in one of South Nampa's newest communities, Lava Falls. This custom plan was designed with comfort and modern luxury in mind, seamlessly blending efficiency and style. You will fall in love with the open great room/kitchen with 9' ceilings and an abundance of natural light! Find quality in every corner with spacious rooms, 36" door frames, clean lines and wall-to-wall design features. Other highlights include an additional office space, fully tiled walk-in shower, open concept floorplan and south-facing covered patio.

Builder: Bob Hathaway & Greg Hathaway 208-475-3304
RCE-56730

Subdivision: Lava Falls

Realtor: Shaun Urwin 208-989-4811 & Lisa Cunningham
208-562-7887, Better Homes & Garden RE
2,077 Sq. Ft.

INSTANT INFO

TEXT TO: 88000 MSG: SRV2

Powered by drivebytech.com



208.475.3304

HATHAWAYHOMESIDAHO.COM



*Building Homes
- Since 2003 -*



WE MAKE THE HOME OF YOUR DREAMS A REALITY

FOLLOW US ON FACEBOOK @HATHAWAYHOMESIDAHO

RCE-3909

No place like *home*.

Warm, energy-efficient, affordable natural gas turns your house into a home.



When you choose natural gas, you're getting safe and reliable energy now that is leading the way to a bright future.

Save energy. Save money. New Residential and Commercial rebates available today when you choose high-efficiency, natural gas appliances. Go to www.intgas.com/saveenergy to learn more, or scan the QR code with your mobile device.



www.intgas.com



Professional Installation Since 1951



**Atkinson's
MIRROR & GLASS**

www.atkinsonsmirrorandglass.com

**24 Hour Emergency
Repair & Boardup**

New & Replacement Windows & Doors
Tub & Shower Enclosures
Custom Mirrors & Glass Work
Skylights & Atriums
Energy Efficient Windows

www.atkinsonsmirrorandglass.com

208-375-3762



Delivery Service • Financing Available (OAC)

909 N. Orchard Street • Boise

**Bill Pugh
Construction Inc.**
When Quality is important to you...

208-880-2499
www.billpughconstructioninc.com

Your Smart Home Technology Specialist
Affordable Smart Home Solutions for Any Budget



FREE
In-Home
Consultations



**Treasure Valley
SOLUTIONS**

208.991.3502

treasurevalleysolutions.com

info@treasurevalleysolutions.com

- Audio/Video/Theater
- Security Systems/Cameras
- TV Sales/Mounting
- **Satisfaction Guaranteed!**

\$20 OFF

TV Mounting Services

on any appointment
booked before July 31, 2021

With coupon. Expires 7/31/21

3



"Carmen Lynn 2"

3070 E. Columbus River Court, Nampa, ID

By B & B Custom Homes

The "Carmen Lynn 2" by B&B Custom homes offers craftsman beams throughout, detailed millwork, custom cabinets, spa-like master, an open concept living space in the main areas of the home, expansive covered deck with custom railing, and RV Garage. Designed with light colored walls and trim, rich colored stained beams down the entryway and living room, beautiful solid surface countertops throughout, designer lighting fixtures, accent mirrors in the bathrooms and more. We cannot wait for you to see this home!

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

Subdivision: Lava Springs

Realtor: Lisa J Cunningham 208-562-2887, Better Homes & Garden RE

Interior Designer: Alison Fuller, B & B Custom Homes
2,111 Sq. Ft.



INSTANT INFO
TEXT TO: **88000** MSG: **SRV3**



Powered by drivebytech.com

LOVE WHERE YOU LIVE

B&B
CUSTOM HOMES

TYLER BOSIER
208.890.4657

ALISON FULLER
208.409.0870

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

B&B CUSTOM HOMES

@CUSTOMHOMESBB

RCE-41686

Better Homes and Garden
REAL ESTATE
43rd NORTH

www.CustomHomesBB.com

Let's work together.

Our mission is to provide you with trusted mortgage advice to help you make one of the most important financial decisions of your life.

Along with top-notch, personalized service, Flagstar Bank offers:

- Competitive rates and fees and a wide selection of mortgage loan products
- Competitive Construction-to-Permanent loans
- In-house processing and underwriting
- Streamlined documentation process for draws—making paperwork easy

Call to learn more.



MICHELE WILSON
Senior Loan Advisor
NMLS 67962
michele.wilson@flagstar.com
208-841-0910



MONTSE BURKHART
Senior Loan Advisor
NMLS 9811
montse.burkhart@flagstar.com
208-870-3573



DIANA MOLENAAR
Senior Loan Advisor
NMLS 73865
diana.molenaar@flagstar.com
208-863-1587

HOME LOAN CENTER
439 East Shore Drive, Suite 120
Eagle, ID 83616

The power of the
Human Interest Rate.™



HOME LOANS

Equal Housing Lender | Member FDIC

Programs for qualified borrowers only. Subject to credit approval, underwriting approval and lender terms and conditions. Programs subject to change without notice.

STAY CONNECTED with Sparklight.

Today, more than ever, you appreciate the importance of staying connected to family, work, and the world.

Sparklight's reliable, fiber-rich internet makes sharing, connecting and exploring faster and easier.

Experience whole-home WiFi internet with consistent reliability and speed while feeling confident Sparklight's next-generation, fiber-powered network will deliver the experience you deserve.

855-692-4116 | sparklight.com

Dedicated local service for your developments

Brian Royster | Community Relations Mgr.

Brian.Royster@sparklight.biz





FROM START TO FINISH

WE MAKE BUILDING EASY FOR
OUR CONTRACTORS



www.franklinbuildingsupply.com

**45 YEARS OF
SERVICE TO
OUR
CUSTOMERS**





"Rockhaven"

3000 E. Columbus River Court, Nampa, ID

By Kingstud Construction, LLC

"Rockhaven" by Kingstud Construction is a one-of-a-kind home built out of concrete using ICF (insulated concrete forms)! Curious? Come see for yourself. The insulation, soundproof and sturdiness value can't be beat. Inside the home it boasts beautiful natural tones with splashes of classic black and white. Don't miss the unique design of windows. The kitchen island was a special creation that compliments the rest of the amazing kitchen flawlessly. And the master bathroom corner window is simply a must see. Come find out how ICF is cheaper than lumber!

Builder: Wade & Alexis Hanson 208-989-4592 RCT-29856

Kingstud Construction, LLC

Subdivision: Lava Springs

Realtor: Shaun Urwin 208-989-4811 & Lisa J Cunningham

208-562-7887, Better Homes & Garden RE

2,206 Sq. Ft.

INSTANT INFO

TEXT TO: **88000** MSG: **SRV4**

Powered by drivebyidaho.com



Wade Hanson 208-941-9957

Alexis Hanson 208-989-4592



ICF and Custom Home Builder



@kingstudidaho

SOLAR CONCEPTS
Present this AD for \$40 off installation
 Ends 7-31-2021

- Solatubes
- Attic Fans
- Skylights
- Whole House Fans

SOLATUBE
Premier Dealer
 Daylighting Consultants • Certified Installers
 2053 E. Fairview
 Suite 104 • Meridian

(208) 377-8399 ☀ solar-concepts.com

OSMUS ROOFING

208-463-9433

Proud MEMBERS

NAMPA ASSOCIATION OF REALTORS®

NK NAMPA CHAMBER OF COMMERCE

Women's Council of REALTORS®

CALDWELL CHAMBER OF COMMERCE



Have It Done Right The First Time

Page's Windows & MORE, LLC

**New Construction
 Remodel
 Replacement
 Warranty Inspections**

Other Products and Services

- Interior & Exterior Doors • Glass Replacement
- Mirrors • Trim • Decking • Free Estimates
- Free Deliveries in the Treasure Valley

Owner Pam Page
208-375-7940 • pam@pageswindows.com



*Dustin Lopez, Mortgage Sales Manager
NMLS: 542569*

**New construction, new purchase
or new addition, we ♥ home loans.**

208.433.4201

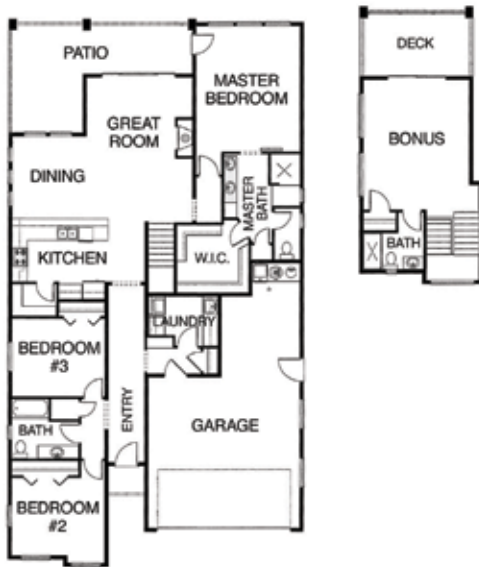
bankofidaho.com/home-loans



YOUR LOCAL SHOWROOM: MERIDIAN

Shop online or schedule a personalized appointment from the comfort of your home today at fergusonshowrooms.com.

FERGUSON
Bath, Kitchen & Lighting Gallery



"The Skyline"

1658 W. Tenzing Street Nampa, ID

By Hunter Homes, Inc

New modern design by Hunter Homes – The Skyline! Tastefully designed cabinets and built-in's, granite counter tops, hardwood flooring and Bosch appliances. The owner's suite is spacious and offers a luxurious bathroom. The upstairs bonus room is amazing; it features a full bathroom, bar area and a viewing balcony that produces that WOW factor! Large covered rear patio will be a delight for relaxing and enjoying those Idaho days and nights. Elevated north facing backyard views of the entire Boise front will make this the entertainers dream.

Builder: Steve Edwards 208-573-1451 RCE-813

Subdivision: Summit Ridge

Developer: M3 Companies, LLC

Financed by: Homestreet Bank

**Realtor: Mike Moir 208-850-7495, EPIC Realty
2,285 Sq. Ft.**

INSTANT INFO
TEXT TO: **88000** MSG: **SRV5**
Powered by drivebytech.com



Building Dream Homes Since 2000



WE BUILD ON OUR LOT OR YOURS | 208-573-1040

RCE-813

CAFÉ

DISTINCT BY DESIGN™



Gone are the days of settling for only stainless steel appliances. Today, our style-driven consumer – one who loves to entertain and keeps the pulse on the world of décor – is looking for appliances that will grow with their design vision. The Matte Collection's premium finishes—in Matte White and Matte Black-- are the answer in the move from sterile and standardized to custom and designer-worthy. This is why Nampa Appliance TV & Mattress is proud to offer the complete line of Café™ appliances.



NAMPA
APPLIANCE TV
& MATTRESS

Monday - Friday 9-7 • Saturday 10-6 • Sunday 11-5
278 Caldwell Blvd, Nampa, ID 83651
208.465.0551 • www.nampabrandsource.com

Banking built on relationships for 100 years.

Founded in 1921, HomeStreet Bank has been financing residential construction projects since the 1940s, when defense workers moving to Seattle in droves needed housing. We've since financed thousands of residential construction projects in Washington, Oregon, Idaho, California, Utah, and Hawaii. In 2020, we funded over \$150 million in residential construction loans in the Treasure Valley.

HomeStreet offers a comprehensive array of loan products to home builders and developers, including:

- Speculative Construction
- Pre-sold Construction
- Land Acquisition & Development
- Lot Acquisition



Dale Conrad

*VP, Relationship Manager,
Builder Finance*

208.283.4313

dale.conrad@homestreet.com



Corey Lanterman

*VP, Regional Production
Manager*

208.724.2382

corey.lanterman@homestreet.com

homestreet.com/residential-construction



Celebrating 100 years on your street.

All loans subject to approval.

FDIC



FIRST AMERICAN TITLE

Working with you from contract to close.

LOCAL EXPERIENCE | NATIONAL STABILITY

Our people are the heart and soul of our company. Experience the First American Title difference on your next real estate transaction.



First American Title™

1125 2nd ST. S., #100
Nampa, ID 83651
PHONE 208.546.3613

2150 S. Bonito Way, #100
Meridian, ID 83642
PHONE 208.375.0700

738 Bridgeway Pl., Ste. 150
Eagle, ID 83616
PHONE 208.938.6740

800 W. Main St., Ste. 910
Boise, ID 83702
PHONE 208.501.7664

www.firstamidaho.com

©2021 First American Financial Corporation and/or its affiliates. All rights reserved. | NYSE: FAF | 14248250521

6



"The Chapman"
12681 S. Arezzo Way Nampa, ID
 By Toll Brothers, Idaho Division

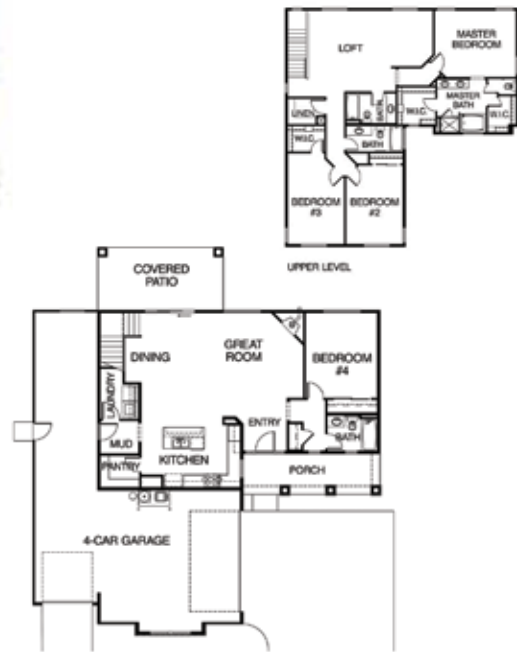
The Chapman by Toll Brothers provides spacious and relaxing living. This 2-story home features luxury finishes including a quartz breakfast bar, stainless steel gas cook-top and wall oven, a cozy corner fireplace, and beautiful wood flooring throughout the kitchen and great room. You'll love the primary bedroom and spa-like bath with large soaker tub, tiled shower and two large walk-in closets. Plus, enjoy the covered patio and 4-car garage. Discover the Chapman at Carriage Hill West in Nampa! Amenities include a community pool, playground and park.

Builder: Toll Brothers 208-424-0020 RCE-43104

Subdivision: Carriage Hill, West

Developer: Toll Brothers

Realtor: Online Sales Team/Toll Brothers 208-780-6729
 2,711 Sq. Ft.



INSTANT INFO
 TEXT TO: **88000** MSG: **SRV6**



Toll Brothers
 AMERICA'S LUXURY HOME BUILDER®



Come Home To Your Peaceful Retreat In Nampa

FOR QUESTIONS OR TO SCHEDULE A TOUR VISIT
TollBrothers.com | (208) 780-6729

CARRIAGE HILL WEST | 12795 S FARRARA WAY | NAMPA ID

Represented by Toll Brothers Real Estate, Inc.
 Licensed Contractor #RCE 43104.





WE'VE MERGED!

Builders FirstSource & BMC are
combining to serve you better!



**Lumber, Millwork
& Truss Facility**
Boise, ID

Lumber Yard
Meridian, ID

Millwork Facility
Boise, ID

**Lumber &
Millwork Facility**
Kimberly, ID

PORTAPros®

CLEAN + RELIABLE + LOCAL

The Treasure Valley region's portable sanitation pros

— based right here in Nampa, Idaho

We carry the following types of products:

- Event portable restrooms
- Handwash stations
- Construction portable restrooms
- Temporary fencing
- Luxury flushables
- Event barricades
- Executive restroom trailers
- And more!

PORTAPros®

CORE VALUES

PortaPros lives by three key core values: **Safety + Relationships + Accountability**. They drive our actions and the way we work with our clients.

Call us at (208) 467-0089 or
find us online at portapros.com



"The Dreamcatcher"
14056 Hidalgo Ranch Place, Nampa, ID
 By Larry Richardson Construction

The wow factor starts in the coffered foyer, escorting you to an elegant formal dining room with built-in china cabinet and dazzling crystal chandelier. Feast your eyes on the jazzy linear fireplace surrounded floor to ceiling with polished porcelain. This spacious 3-bedroom home with an office for the work at home professional is well appointed with porcelain features throughout. A chef's delight style kitchen with top-notch appliances will please the family cooks. Plenty of room for all the toys- RV bay and Boat garage. A real "must see"!



Builder: Larry Richardson 208-713-7476 RCT-34667
Subdivision: Lone Star Ranch
Developer: Lone Star Land, LLC
Realtor: Tracy Kasper 208-867-2709 & Sam Huff
 208-724-2025, Berkshire Hathaway HS
 Silverhawk Realty
 2,854 Sq. Ft.

INSTANT INFO
 TEXT TO: **88000** MSG: **SRV7**
Powered by dailystreet.com



Larry Richardson Construction

RCT-34667

208-713-7476

"A Hands-on Builder"

larryrichardsonconstruction@gmail.com



Carefully crafted homes with the newest in quality materials and components. Partner with us to build your dream home. We work together with you from start to finish.





Ready to build? We're ready to help find the best loan for you.

usbank.com/mortgage



Call today, and put our knowledge to work for you.

Sam Evans

Mortgage Branch Manager
208.383.7103
NMLS # 193206

Mike Bauscher

Mortgage Loan Officer
208.373.8021
NMLS # 1190931

Trish Christensen

Mortgage Loan Officer
208.999.3457
NMLS # 502326

Jack Estberg

Mortgage Loan Officer
208.999.3113
NMLS # 424830

RJ Gonzalez

Mortgage Loan Officer
208.383.7892
NMLS # 1442917

Julie Hobbs

Mortgage Loan Officer
208.373.8711
NMLS # 90637

DJ Parham

Mortgage Loan Officer
208.383.7875
NMLS # 607231

Judd Patterson

Mortgage Branch Manager
208.506.4544
NMLS # 518397

Jeremy Austgen

Mortgage Loan Officer
208.506.4542
NMLS # 176885

Jessie Gutierrez

Mortgage Loan Officer
208.506.4546
NMLS # 1669264

Chance Hyer

Mortgage Loan Officer
208.506.4547
NMLS # 1475590

Darren Milton

Mortgage Loan Officer
208.506.4543
NMLS # 1890673

Chris Crain

Mortgage Branch Manager
208.884.6441
NMLS # 488848

Paul Garcia

Mortgage Loan Officer
208.884.6430
NMLS # 1446647

Severo Hernandez

CRA Mortgage Loan Officer
208.455.5580
NMLS # 778501

Linda Higby

Mortgage Sales Supervisor
208.383.7123
NMLS # 487383

Melanie MacLellan

Mortgage Loan Officer
208.888.3695
NMLS # 74984

Maria Mendez

Mortgage Loan Officer
208.922.2113
NMLS # 1965278

Ron Sorenson

Mortgage Loan Officer
208.383.7766
NMLS # 402115

Sidney Vogt

Mortgage Loan Officer
208.465.3697
NMLS # 410668



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 ©2021 U.S. Bank 283401c 4/21

CUSTOM PUMP SERVICES

Water Pump System Installations

At Custom Pump Services we service and repair all models of water pumps and provide troubleshooting and preventative maintenance. We install a wide variety of water pumps including solar, wind, mechanical, hand pumps, and submersible. We are able to provide water pump installations on both irrigation and domestic wells. We specialize in dairies and remote livestock applications. Winterize and de-Winterize seasonal homes and perform sprinkler blowouts.

We utilize the following Water Pump System Manufacturers:

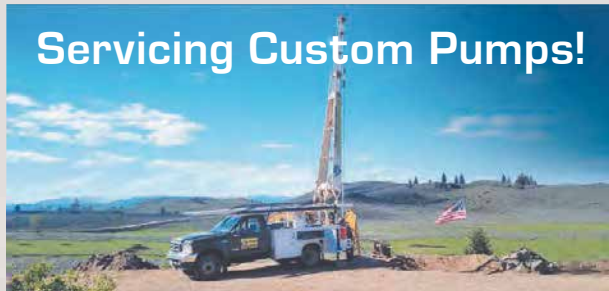
Goulds, Grundfos, Flint & Walling, Sta-Rite, Franklin, Baker, Monitor, Lorentz & Berkeley and many others

Our Service Area

Boise, Caldwell, Meridian, Kuna, Nampa, Emmett, Eagle, New Plymouth, Payette, Weiser, Cambridge, Midvale, Council, New Meadows, Riggins, McCall, Cascade, Donnelly, Banks, High Valley, Ola, Sweet, Garden Valley, Lowman, Pioneerville, Centerville, Idaho City, Horseshoe Bend and Mountain Home



Servicing Custom Pumps!



Residential Water Supply



Water Well Testing



Irrigation Pump Systems



Solar Pumps

CUSTOM PUMP SERVICES

208-369-0859

PO Box 281, Emmett, ID 83617

custompumpservices.com

*The Treasure Valley's
Number 1 Choice*



Keep Building

Did you know? Our Nampa location hosts a full-service lumberyard. Stop by and see what we have to offer.

**MON-FRI 7:30 AM-5:30 PM
SATURDAY 8 AM-5 PM**

**412 2ND ST SOUTH
NAMPA, IDAHO 83651**

**(208) 466-2463
WWW.SUNPRO.BUILD**



MORE THAN JUST HARDWARE

**Lumber • Doors • Millwork • Windows
Siding • Decking • & Much More!**



Are You Ready to Build your Dream Home? Call Us Today!

RCE-885



Sallie Bradshaw
208.371.3037

Craig Bradshaw
208.989.0370

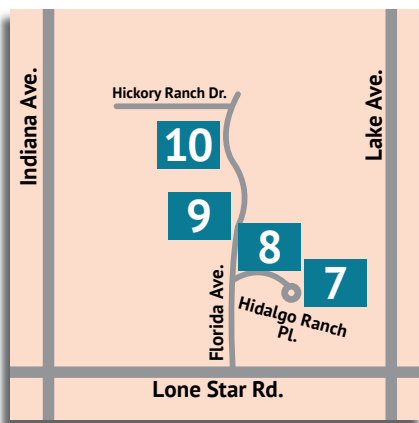
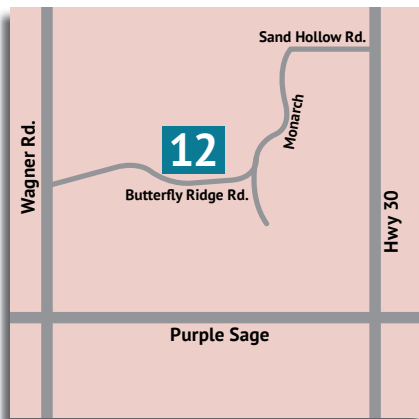
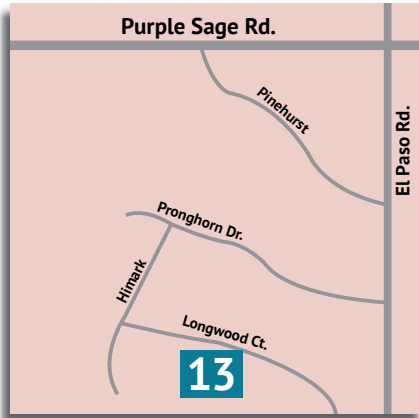
Represented by **Heidi Bradshaw** 208.859.7082



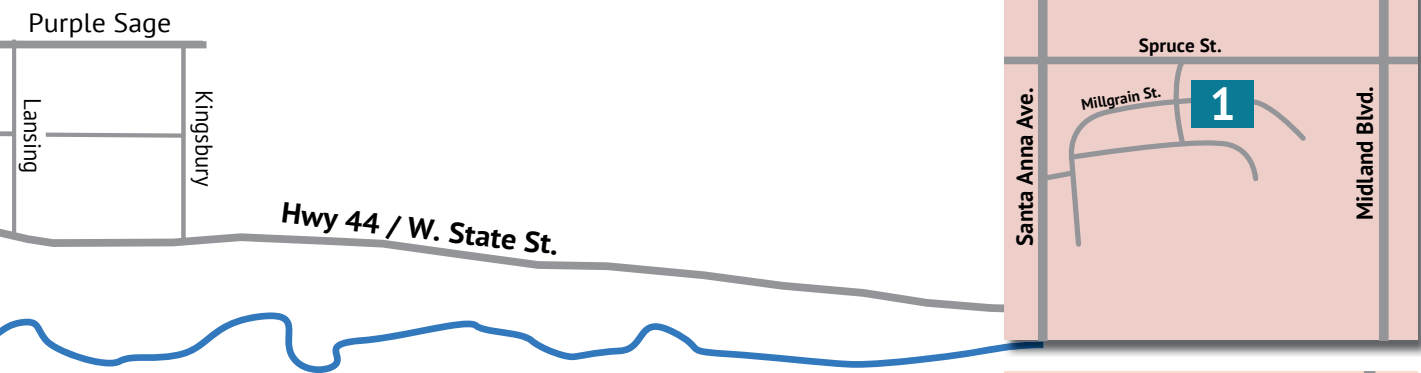
A 2020 Parade of Homes Winner!



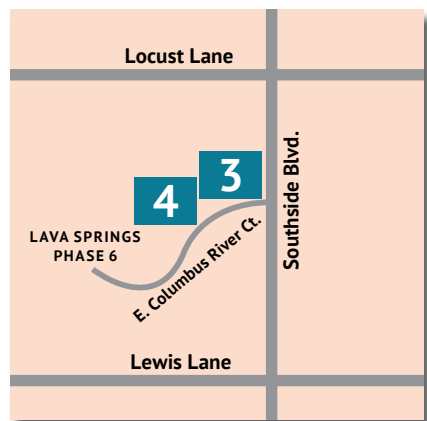
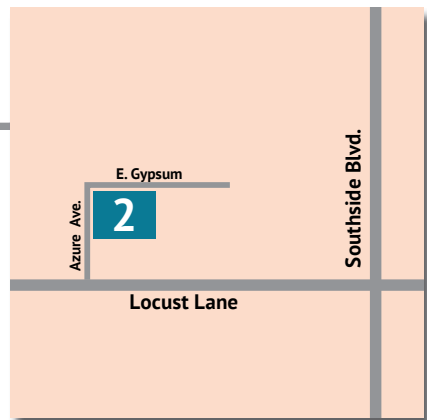
www.gobradshawconstruction.com



- | | |
|-------------------------|---------------------------------|
| 1 Alturas Homes | 5 Hunter Homes |
| 2 Hathaway Homes | 6 Toll Brothers |
| 3 B&B Custom Homes | 7 Larry Richardson Construction |
| 4 Kingstud Construction | |



Franklin / Chinden Blvd / Hwy 20/26



- | | |
|---------------------------|--------------------------|
| 8 Cotner Building Company | 12 Bradshaw Construction |
| 9 Tamarack Construction | 13 Blackstone Homes |
| 10 Prominent Homes | 14 Waltman Homes |



THE BROKERAGE THAT FEELS LIKE FAMILY

www.homesbyeptic.com
(208) 576-4717



Because there is Magic to be Found in Your Everyday

Thoughtfully Building Homes Designed with **So Much More than Just Square Feet**



Proud Builder of the St. Jude
Children's Hospital Dream Home



BERKELEY
BUILDING CO.

EXCEPTIONAL QUALITY + **EFFICIENT BUILD PROCESS** = **SUPERIOR DESIGN NO MATTER
of a Custom Home Builder of a Traditional Builder THE PRICE POINT**

Follow Us on Social:

@BERKELEYBUILDINGCO

View All the Available Homes We Have Here:

BERKELEYBUILDINGCO.COM



WATERPROOF FLOORING • HARDWOOD • CARPET • GRANITE • TILE

Your Style Your Vision Our Business

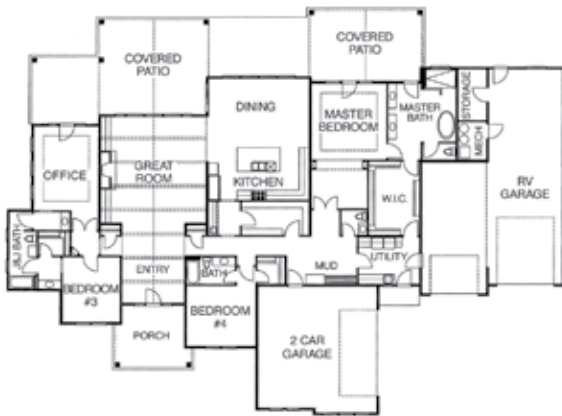
Quality valley builders and designers count on us,
and have for over 65 years!



www.nampafloors.com

Since 1954
NAMPAFLOORS
& INTERIORS

Proudly family owned for three generations.



"The Bitterroot"

14088 Hidalgo Ranch Place., Nampa, ID

By Cotner Building Company

"The Bitterroot" is the 20th Anniversary Parade Home from Cotner Building Company and is spared no expense in detail & craftsmanship. This executive lodge-style home has everything and is fully automated. Come enjoy this "20th Year" celebration of Cotner Building Company Parade Homes.

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

Subdivision: Lone Star Ranch

Developer: Lone Star Land, LLC

Realtor: Tracy Kasper 208-867-2709 & Sam Huff

208-724-2025, Berkshire Hathaway HS

Silverhawk Realty

Interior Designer: Kristie Cotner, Cotner Building Company

3,864 Sq. Ft.

INSTANT INFO

TEXT TO: 88000 MSG: SRV8

Powered by drivebytech.com



WWW.COTNERBUILDING.COM

COTNER BUILT

20
YEARS
PARADE
HOMES

Where Passion Meets Experience



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 BHH Affiliates, LLC



RCE-1042



BERKSHIRE
HATHAWAY
HomeServices
Silverhawk Realty
LUXURY
COLLECTION

Grand Opening

SATURDAY, JUNE 19 | 12:00 PM
CANYON COUNTY'S PREMIER COMMUNITY

LONE STAR RANCH

Phase 2 Coming Fall 2021

TEXAS-SIZED LOTS · FIBER OPTIC INTERNET
NATURAL GAS · CITY WATER
PRESSURIZED IRRIGATION · INDIVIDUAL SEPTIC SYSTEMS

@LONESTARRANCH.NAMPA

Hwy 55 / S on Lake Ave / W on Lone Star Road between Lake Ave and Indiana Ave



PHASES 5 & 6 CUSTOM HOMES
COMING SOON



McDermott / W on Amity Ave / N on Dewey
Close to the 10-Mile Interchange

FINAL PHASE CUSTOM HOMES
COMING SOON



Hwy 55 / N on 10th Ave / W on Trailside Dr
Corner of Ustick Rd & 10th Ave



SAM HUFF
Manager, GRI

208.724.2025
sam@silverhawkrealty.com
www.justIMAGINEidaho.com



BERKSHIRE
HATHAWAY
HomeServices
Silverhawk Realty

TRACY KASPER

Broker/Owner,
CRS, SFR, GRI, CIPS, C2EX, AHWD

208.867.2709
tracy@justIMAGINEidaho.com
www.justIMAGINEidaho.com





"Lyon"

14145 S. Florida Avenue Nampa, ID

By Tamarack Construction

Our Modern Tudor design with elegant painted brick exterior, black windows, and exquisite landscaping makes our newest model, "The Lyon" hard to hide. Soaring 16' vaulted ceilings with stained oak beams, GE Cafe professional appliances, a butler's pantry with built-in coffee maker and wine bar make this the kitchen of your dreams. The master suite boasts an old-world stone fireplace, 11' coffered ceilings, and private patio access, while the master bath showcases heated tile floors and a spa-like shower, and the master closet is the surprise you just must see!

Builder: Buck Jacobs 208-724-2306 RCT-630

Subdivision: Lone Star Ranch

Developer: Lone Star Land, LLC

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

Interior Designer: Tamarack Construction
2,772 Sq. Ft.

INSTANT INFO
TEXT TO: **88000** MSG: **SRV9**



Powered by drivebyid.com



SAM HUFF
MANAGER. GRI.

208.724.2025
sam@silverhawkrealty.com

BERKSHIRE HATHAWAY | Silverhawk
HomeServices Realty

NEW CONSTRUCTION DIVISION

TRACY KASPER
BROKER. OWNER. CRS. GRI. SFR. CIPS.

208.867.2709
tracy@justIMAGINEidaho.com

A member of the franchise system of BHH Affiliates, LLC



Our Home Loan Experts Work for You!

When you apply for a home loan at First Federal Bank, our loan officers provide prompt service while finding you the best option.

We have the local convenience you want with the expertise you need!

- ✓ Home Purchase and Refinance Loans
- ✓ Lot, Bridge, and Construction Loans
- ✓ First-Time Homebuyer Programs
- ✓ Reverse Mortgages
- ✓ Federal Housing Administration (FHA), Veteran's Administration (VA), Idaho Housing and Finance Administration (IHFA), and Rural Development Loans

Our team of experts work hard so your loan application is stress-free!



Mike Kirby
Lending Manager,
Loan Officer
NMLS#400377



Blake Fischer
Mortgage
Loan Professional
NMLS#1651054



Tom Stilinovich
Mortgage
Loan Professional
NMLS#16961



Doug Myers
Mortgage
Loan Professional
NMLS#2068473



Jake Tolman
Mortgage Loan
Professional
NMLS#407777

Call today or apply online!

208-985-2555

BankFirstFed.com

1880 S. Eagle Road, Meridian



Logan Christensen
Mortgage Loan
Professional
NMLS#1024842



Doug Cook
Reverse Mortgage
Specialist
NMLS#487433



**Member
FDIC**



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

Pioneer Homes

Consistent Quality ... Always



Now Building in: Saddleback Ridge Estates (Middleton) • Sienna Hills (Caldwell) • Summit Ridge (Nampa) • Apple Hills (Wilder) • Herron Ridge (Nampa - Aug 2021)

Affordable Value You Can Trust • PioneerHomesIdaho.com • (208) 468-9200



10% DISCOUNT

ON ANY MOTORIZED CORRADI
EXTERIOR SOLAR SHADE OR AWNING



www.blindappeal.com | info@blindappeal.com | 208.888.1056

BLIND
QUALITY WINDOW COVERINGS
APPEAL

10



"The Obsidian"

14211 S. Florida Avenue, Nampa, ID

By Prominent Homes, LLC

The Obsidian is designed to tell the tale of luxury, quality, and functionality. This contemporary home displays open floor plan with oversized windows letting in an abundance of natural light. The kitchen's exquisite cabinetry and large walkthrough butler's pantry can't be missed. Take pleasure with all the space to entertain with airy great room, separate theater room and vast outside patio area. A guest suite with its own full bath and garage space. The oversized lot and 3-car garage with 30'x70' RV bay, leave plenty of room for toys.

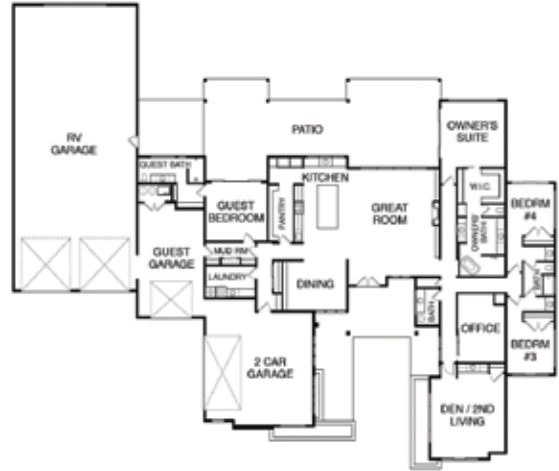
Builder: Kevin & Melissa Detweiler 208-871-9035
RCE-12592

Subdivision: Lone Star Ranch

Developer: Lone Star Land, LLC

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

Interior Designer: Melissa Detweiler, Prominent Homes, LLC
4,110 Sq. Ft.



INSTANT INFO

TEXT TO: 88000 MSG: SRV10



Powered by dextermob.com



UNIQUE PERSONALITY AND STYLE

WWW.PROMINENTHOMESIDAHO.COM



RCE-12592

SAM HUFF

Manager, GRI

208.724.2025

sam@silverhawkrealty.com
www.justIMAGINEidaho.com



BERKSHIRE HATHAWAY
HomeServices

Silverhawk Realty

LUXURY
COLLECTION

TRACY KASPER

Broker/Owner, CRS, SFR, GRI

208.867.2709

tracy@justIMAGINEidaho.com
www.justIMAGINEidaho.com



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



NEW HOMES

in the Treasure Valley



BUILDING A STRONG COMMUNITY

While Hayden Homes has been building new homes since 1989, we don't just consider ourselves new home builders. Instead, we are a collection of people committed to building a quality home as well as a stronger community. We're proud to provide homeownership to families throughout the Northwest for over 30 years.

**For more information on new Hayden Homes in the Treasure Valley,
visit our website today.**

www.HAYDEN-HOMES.com

 **HAYDENHOMES**
Give As You Go™

New Home Star Idaho, LLC | ID RCE 29144 

Solar Thermal Saves Dollars And Makes SENSE!

Solar Thermal Radiant Floor Heating And Cooling

This 3,200 Sq Ft Home in Nampa, Idaho
Spends less than \$200 per year on energy costs.

The net cost of the system installed was \$16k!

Building? Ready To Start Saving?

Please Call Us For a FREE Solar Site Visit!



Renewable
ENERGY
Northwest LLC

Call 208-577-6537

www.RenewableEnergyNWLLC.com

Who is the Snake River Valley BCA?

Your local association is dedicated to promoting, protecting, strengthening and informing our local home building markets.

Our members are builders, developers, remodelers and businesses in associated fields who collaborate and achieve more together than they could alone.

Membership benefits are tangible. From business-building resources to money-saving discounts.

If you are in the residential industry working in the Treasure Valley, grow your business, gain cutting-edge, practical knowledge and help your industry by joining.



Contact the SRVBCA for more information
208-467-9276 • srvbca.com

WHEN YOU LOOK
FOR **QUALITY SERVICE...**
LOOK FOR US.



208.318.1100 | 1532 11TH AVE N, NAMPA, ID 83687

Bringing Character to the Treasure Valley



Contact us today!

Beau Cannon 208-866-0094

Amber Cannon 208-695-7043

Cody Cannon 208-866-0095

Cannonfarmhouse208@gmail.com

WWW.CANNONFARMHOUSE.COM



NATIONAL STRENGTH, HOMETOWN SERVICE.

Fairway is here to help with your home financing needs!



**Contact your
local office today!**

FAIRWAY INDEPENDENT MORTGAGE CORPORATION

Franklin Road Branch

NMLS #1644377
5660 E. Franklin Road, Suite 120
Nampa, ID 83687
208-803-0285

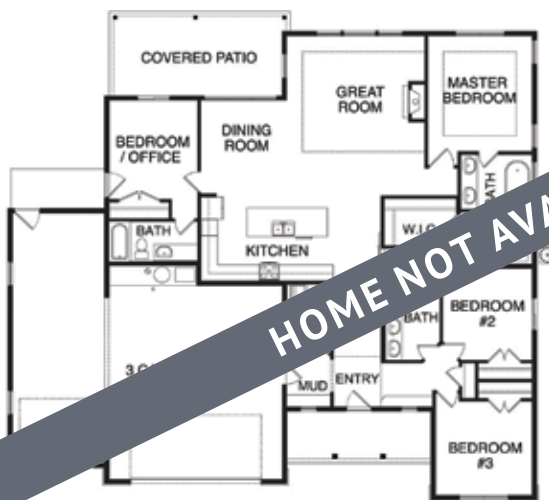
Merchant Way Branch

NMLS #1734083
16130 N. Merchant Way, Suite 125
Nampa, ID 83687
208-606-0985

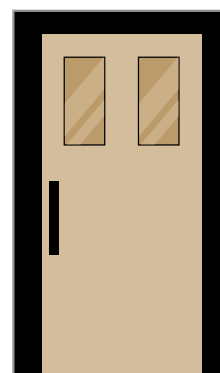
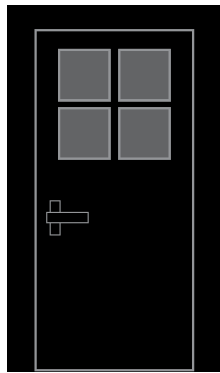
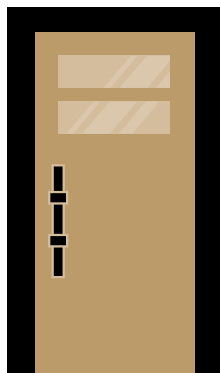
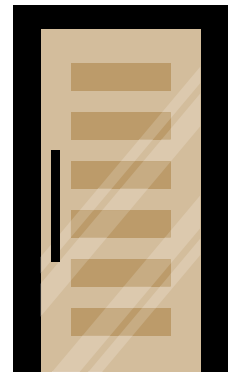
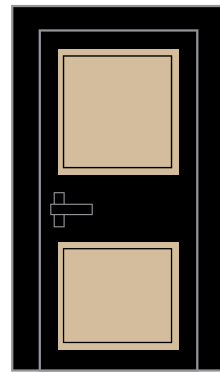
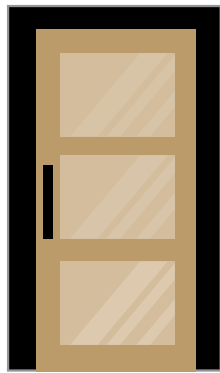
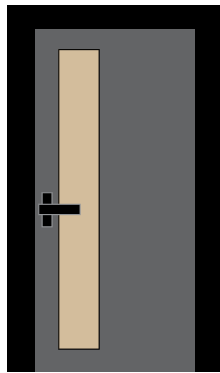
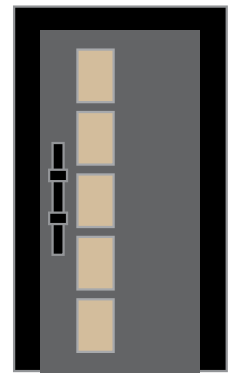
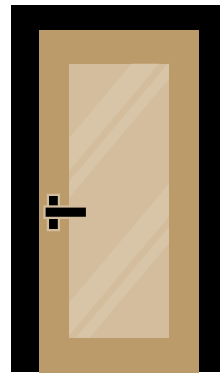
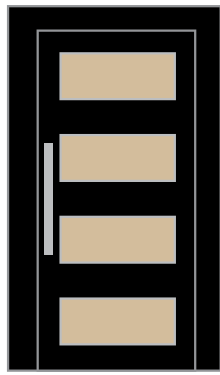
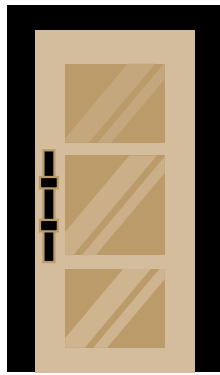


Copyright©2021 Fairway Independent Mortgage Corporation. NMLS#2289. 4750 S. Biltmore Lane, Madison, WI 53718, 1-866-912-4800. Other restrictions and limitations may apply. All rights reserved. Equal Housing Opportunity.





elemental
DESIGN + BUILD



We opened more of our doors,
to help you open yours.

We're TitleOne.—your local title and escrow company
you can trust. We're committed to building
communities, partnerships, and opportunities.

Proud to support Canyon County Parade of Homes
Learn more at [TitleOneCorp.com](https://www.TitleOneCorp.com)



SEKADY CAPITAL



Flexible lending solutions and powerful project management.

- ✓ Electronic Lien Waiver Collection
- ✓ Project Management and Visibility
- ✓ White-glove service and support
- ✓ Accounts Payable Automation

Sekady Capital has provided lending solutions to Builders throughout the Treasure Valley since 2009, and has built robust accounts payable platforms to help our customers improve their payment processes.

Our mission is to provide cutting-edge software solutions to streamline all workflows and improve efficiencies for all parties within the construction industry.

Let us help you fund and manage your projects, and take on your payment disbursements and back-office paperwork so you can focus on doing what you do best.

Bring us your projects and let us help you grow.

Call 208.452.1910
or email Support@Sekady.com.

12



“Sagebrush Ranch”

16924 Butterfly Ridge Road, Caldwell ID

By: Bradshaw Construction, Bradshaw Homes LLC

Bradshaw Construction is a multi-award-winning, innovative custom home builder based in Middleton. With 35 years' experience, each custom home is designed based on timeless architectural styles, from Tuscan/Mediterranean, Craftsman/Modern Farmhouse to Modern Contemporary. Sagebrush Ranch provides intimate living amenities with plenty of “Wow Factor!” A Grand entry with 17 ft ceilings welcomes you into a spacious living area that includes a majestic fireplace. Along with an inviting master suite and a basement theater and gym for home entertainment, the kitchen and large Baker's pantry will please any cook!

Builder: Craig Bradshaw 208-989-0370, Sallie Bradshaw 208-371-3037 RCE-885

Subdivision: Butterfly Ridge Estates

Realtor: Heidi Bradshaw 208-859-7082 Kimmie Freeman 208-371-4835, Silvercreek Realty

Interior Designer: The Bradshaw Ladies
4293 Sq. Ft.



INSTANT INFO
TEXT TO: **88000** MSG: **SRV12**



Powered by dwdbytech.com

RCE-885



Craig Bradshaw
208.989.0370

Sallie Bradshaw
208.371.3037

Represented by **Heidi Bradshaw**
208.859.7082

Are You Ready to Build your Dream Home? Call Us Today!



**A 2020
Parade of Homes
Winner!**

www.gobradshawconstruction.com

When you imagine
your ideal home,
picture the perfect
loan to match:

The
ALL-IN-ONE
custom
construction loan



We've crafted the easiest loan process
that also saves you money.

See us for our ALL-IN-ONE custom construction loan.
It's crafted with you in mind: an efficient process, saving
you time—and money. It's a loan industry game-changer,
and features:

- One-time close
- 12-months, interest-only payments
- Just one set of fees

Call or stop in to learn about our unique approach.

**Residential
Lending Center**

1660 N Eagle Rd
208-855-9111



**Mountain
West Bank**

MountainWestBank.com



NMLS #472212



FDIC

Mortgage



Heating
Air Conditioning
& Electric
Be Warm. Be Cool. Be Comfy.



**AT YOUR
SERVICE FOR
MORE THAN
60 YEARS**

Meridian: (208) 343-4445

McCall: (208) 634-1586

WWW.A1HEATING.COM



WE'LL GET YOU HOME.

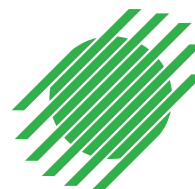
Whether building, buying, or moving up, Idaho Central Credit Union has the home loan to fit your needs.

- Fast approvals and closings
- Special first-time homebuyer loans
- No-fee and low-cost loan options
- IHFA, FHA, VA, and Rural Housing loans
- Construction loans available
- #1 Mortgage lender in Idaho*

**Apply online or stop by
your local branch.**



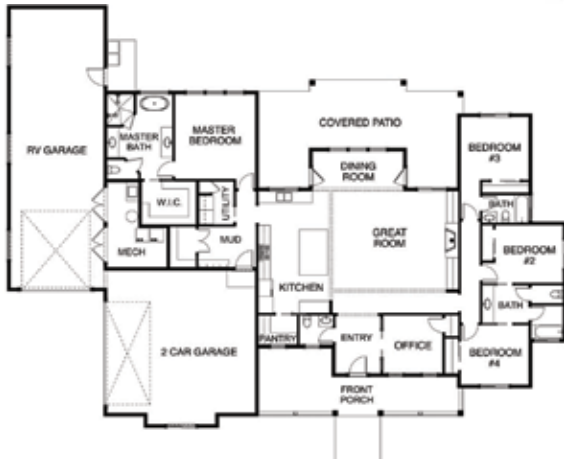
*Based on 2020 Idaho county data.



**Idaho
Central**
CREDIT UNION

WE BELIEVE home really is sweet.

ICCU.COM



"Hillstone"

15105 Longwood Court, Caldwell, ID

By Blackstone Homes

Welcome to the Hillstone. This cozy home accommodates a ranch farmhouse style with rustic beam work and an open floor plan. It has old time flavor with a fresh look. The white brick and barn style X's showcase its charming framework. The large patios and interior detail will make you appreciate the warm, wholesome feel of this beautiful residence that is inviting to many friends and family. The Hillstone offers the pleasure to accommodate those that need a place to truly call home.

Builder: Charlie Walk, 208-800-1615 RCE-53440

Subdivision: Purple Sage Estates

Developer: Hess Properties, LLC

Interior Designer: Daegan Walk, Blackstone Homes

2,688 Sq. Ft.

INSTANT INFO

TEXT TO: 88000 MSG: SRV13

Powered by drivebytech.com



BLACKSTONE HOMES



CHARLIE WALK

(208)800-1615

BLACKSTONEIDAHO.COM



@blackstoneidaho

Turn a blueprint into a home and find your place.

CONSTRUCTION AND MORTGAGE LOANS



Charlie Connolly
VP Commercial
Loan Officer
Tel 208.442.1011



Don Lillie
Mortgage Loan Officer
Cell 208.794.6394



Lenny Frings
VP Regional Sales Manager
Cell 208.861.4780



**D.L.
Evans**
BANK

Visit dlevans.com/mortgage to apply today!



SRVBCA



Professional Women in Building

The Snake River Valley Professional Women in Building Council (PWB) Encourages professional development to advance the interest and opportunities for women. Empowering and promotes growth and equality of women throughout the construction and architecture-related fields.



**Contact the SRVBCA about how to become
an SRVBCA PWB • 208-467-9276**

Creating Communities that Enhance Country Living



Hess properties is a local development company that focuses on creating communities in Canyon County with a country feel. We have some of the best engineers and contractors on our projects, all working hard to bring to life our vision of beautiful neighborhoods that people love to call home. Working with some of the best builders in the area to combine a community for all to enjoy!

PREMIER ONE ACRE LOTS IN AND AROUND MIDDLETON



PURPLE SAGE
ESTATES

RIDGELAND

TIMBERHILLS

CASCADE
Hills

(208) 409-0864 | tyler@hesspropertiesidaho.com



"Delane"

24162 Spotted Goat, Caldwell, ID

By Waltman Homes, Inc

The "Delane" by Waltman Homes is a master balance of style and function. This industrial farmhouse makes a strong statement with an open concept plan offering plenty of space to entertain guests as well as spend quality family time. Large windows and sliding glass doors highlight country views and provide a connection to the generous outdoor spaces. The "Delane" has something for all ages; complete with an upstairs secret playroom to spark young imaginations. Come visit the latest Waltman Home, showcasing the best of Idaho living.

Builder: Brandon & Natalie Waltman RCE-39390

Subdivision: Albion Estates

Realtor: Lane Ranstrom, Epic Realty (208)869-9885

Interior Designer: Natalie Waltman, Waltman Homes
4,892 Sq. Ft.



INSTANT INFO

TEXT TO: 88000 MSG: SRV14



Powered by dwaytech.com



WALTMAN HOMES
CUSTOM HOME BUILDERS



waltmanhomes.com
RCE-39390

proudly presented by
Lane Ranstrom
lane@beaconidaho.com

EPICREALTY

2021
Best of Houzz
Design

An illustration of a construction worker with a beard, wearing a yellow hard hat, a white shirt, red suspenders, and blue pants, standing on a dirt construction site. He is holding a yellow toolbox. Next to him is a brown dog wearing a yellow hard hat and a blue collar with a bone-shaped tag. They are standing on a large yellow rectangular block. In the background, there is a wooden frame of a house under construction, a blue house with a grey roof, a green bush, and a yellow sun in a blue sky with white clouds.

You have the
Power to Save
energy and money.

Idaho Power's Residential New Construction Pilot Program

offers builders a cash incentive to build energy-efficient, all-electric single-family homes with heat pumps.

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



idahopower.com/newhomes

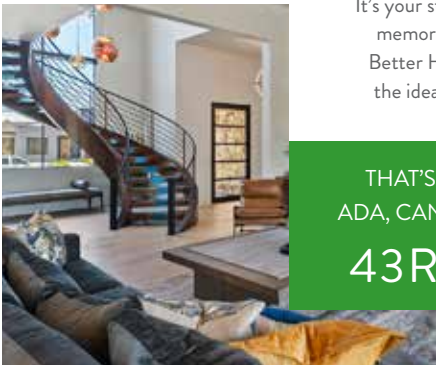


YOUR HOME IS A REFLECTION OF YOU

It's your style, your personality, your taste. It's the place where your fondest memories are made, and where your dreams can come true. That's why Better Homes and Gardens® Real Estate is dedicated to helping you find the ideal home, one that will inspire and comfort you for years to come.

THAT'S WHY WE HAVE **30+ COMMUNITIES** THROUGHOUT
ADA, CANYON, AND VALLEY COUNTY TO FIT EVERY LIFESTYLE.

43RE.COM/COMMUNITIES



**Better
Homes
and Gardens.**
REAL ESTATE

43° NORTH



NEW CONSTRUCTION | RESALE | RELOCATION

IMPECCABLE REAL ESTATE.

It may not be a word that you associate with real estate agencies, but “**impeccable**” is the measure by which we at **43° North** judge our service. It describes not just attention to detail in helping you buy or sell a home, but attention to your experience.

It’s what you feel in the zeal of our staff for connecting your aspirations with homes that fulfill them – with thinking of real estate not as a series of transactions, but as a series of realizations.

Impeccable describes the builders we work with, the communities we promote, the relationships we build, and the integrity of our culture.

43° North is a small business with big ideas – a locally owned, client-centric organization where the decision makers are always accessible. Real estate is bought and sold between people, and we have the best in the business. We believe you’ll find



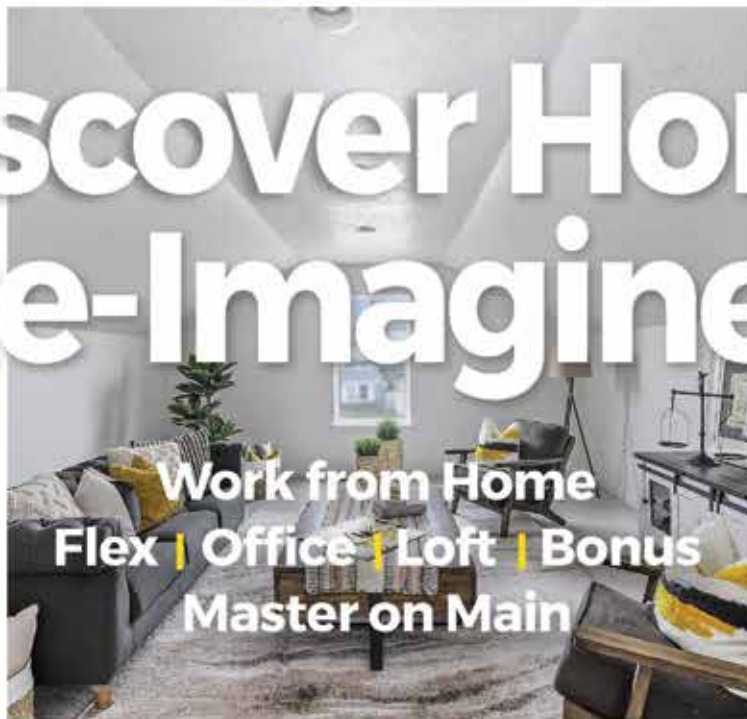
43RE.COM

208.381.8000 | INFO@43RE.COM | 3505 E. MONARCH SKY LANE, SUITE 200 | MERIDIAN, ID 83646

©2021 Better Homes and Gardens Real Estate LLC. Better Homes and Gardens® is a registered trademark of Meredith Corporation licensed to Better Homes and Gardens Real Estate LLC. Equal Opportunity Company. Equal Housing Opportunity. Each Better Homes and Gardens® Real Estate Franchise is Independently Owned and Operated. If your property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers.



Discover Home Re-Imagined



All homes come
Smart Equipped



**Smart, flexible plans
designed to fit any lifestyle!**

Discover our lineup of re-imagined, smart, flexible plans offering a wide variety of options: home office, flex room, dual living, guest bedrooms, and more! All of our homes include a Smart Home System and are HERS® and Energy Star® Certified, providing substantial annual energy savings!

We design every home's space to live up to its fullest potential so you can live smarter, safer, more efficiently, and more comfortably.

208.433.8800 | Hubble Homes, LLC. RCE-049

Learn More at HubbleHomes.com/home-re-imagined

HUBBLE
HOMES

