

2019

CANYON COUNTY

PARADE

OF HOMES

June 7th - June 23rd

M-F 5-8pm | Sat 12-8pm | Sun 12-6pm



www.redhawk-ridge.com

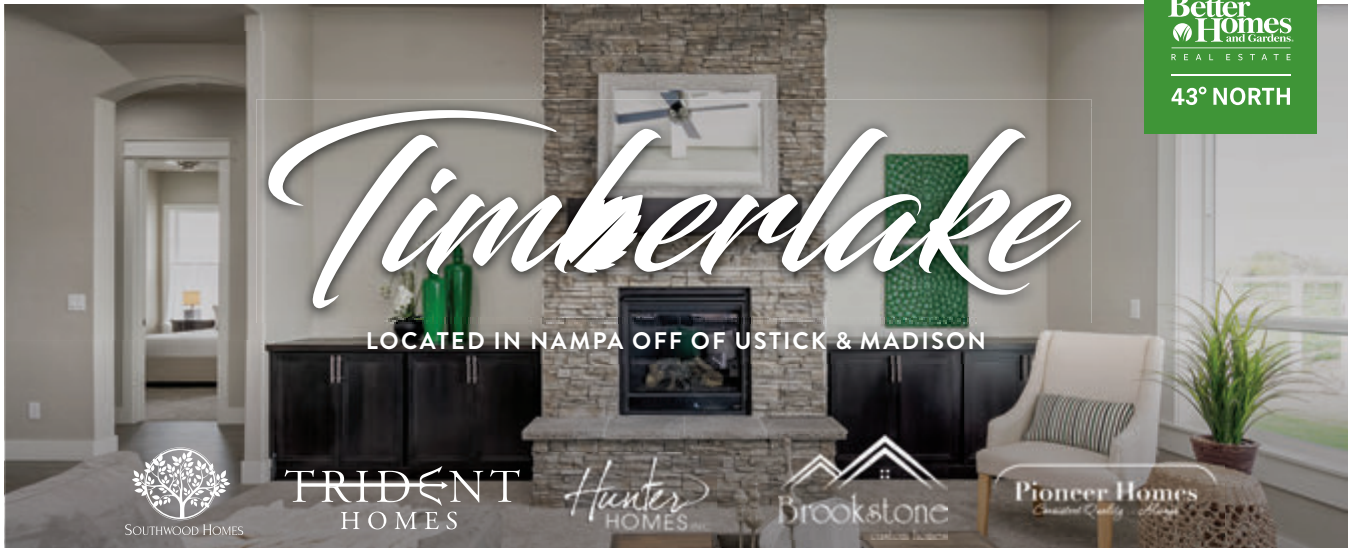


Coming November 2019
SUMMIT RIDGE



Mike Moir
208.850.7495
mike@moircompany.com





LARGE HOMES SITES FOR RV BAYS, DOUBLE RV BAYS & DETACHED SHOPS!

A fantastic location coupled with a dynamic custom builder team is the perfect mix to fit your lifestyle! You'll find large home-sites that can accommodate RV Bays, Double RV Bays and Detached Shops with space between neighbors. Located within 2 miles to Costco, Treasure Valley Marketplace Shopping, Dining, Schools and easy freeway access.

HOMES STARTING AT \$375K

www.43RE.com/Communities/Timberlake



SHAUN URWIN
Realtor®
208.989.4811
Shaun@43re.com



LISA J. CUNNINGHAM
Realtor®
208.562.7887
LisaJCunningham@43re.com

NEW COMMUNITY COMING LATE SUMMER 2019



New community coming in late summer. Located off of Midway and Lake Lowell - about a mile away from Red Hawk Golf Course and Beautiful Lake Lowell. 117 lots total between two phases. Phase 1 will be available around August. Spacious lots will range from 10,000 - 14,000 sqft. Home prices will range from \$300k - \$450k. Custom builder team to be announced soon, stay tuned!

HOMES AROUND \$300K-\$450K

www.43RE.com/Communities/Stellas-Point



SHAUN URWIN
Realtor®
208.989.4811
Shaun@43re.com



LISA J. CUNNINGHAM
Realtor®
208.562.7887
LisaJCunningham@43re.com

Welcome to the Snake River Valley BCA 2019 Canyon County Parade of Homes.

As you all know the Treasure Valley is growing and our Builders are ready and eager to share with you all their most recent floor plans with all size of families in mind.

Each year we start planning for our upcoming Canyon County Parade of Homes in late November when we kick-off our Builders Expo, a mini-tradeshaw if you will, where our members set up booths and they display their products and services in the building industry. This is a member's only event with 50 booths. Then it is Parade mode until the end of June. There is 1 POH Committee which includes 4 Sub-Committees consisting of a variety of volunteers that help in each aspect of the planning process in the event from marketing, judging, bus tours, awards dinner and the event as a whole.

We, as an association, could not have done it without the help and participation of our 2019 POH Chairs, Buck Jacobs, Sallie Bradshaw and Chip Kinzler along with their committee volunteers who help organize all the events and meetings that lead up to a great show of New Construction Homes for you. We certainly do not want to forget our magazine sponsors you are all priceless and we value your support and participation that help make this association what it is. The list of 2019 Canyon County Parade of Homes event sponsors are listed on page 14.

On behalf of all the members of the Snake River Valley BCA, we hope that you enjoy this year's SRVBCA 2019 Canyon County Parade of Homes.

We also encourage you to go to our Facebook page and "Like" and "Share" our page, if you use Instagram, share photos of some highlights you particularly were fond of and hashtag us at #srvbcaparade.

2019 POH Chairs,
Buck Jacobs
Chip Kinzler
Sallie Bradshaw

EXPERIENCED | LOCAL | PROFESSIONAL

Keeping The Treasure Valley Comfortable Since 1951

Residential & Commercial
208-377-8781

CERTIFIED ENERGY EXPERT

Fiberglass • Spray Foam **G&G** Radiant Barrier • Air Sealing

INSULATION
AIR SEALING

THE PINK PANTHER™ & © 1964-2019 Metro-Goldwyn-Mayer Studios Inc. All Rights Reserved. RCE-30614

Cover Home by Prominent Homes

INDEX *of* HOMES

1. "The Kinsley"	159 S. Knightsbridge Lan, Nampa, ID 83686.....	5
2. "The Sawtooth"	326 Knightsbridge Lane, Nampa, ID 83686.....	7
3. "The Fremont"	7659 E. Damon St., Nampa, ID 83686	11
4. "Bella Donna"	4510 S. Gabbro Way, Nampa, ID 83686.....	14
5. "The Magnolia"	4563 S. Fedlspar Avenue N, Nampa, ID 86386	15
6. "The Faye"	2933 E. Snake River Dr., Nampa, ID 83686.....	18
7. "The Marlin"	4049 S. Lava Springs Loop, Nampa, ID 83686	20
8. "The Kyle"	11938 W Buteo Dr, Nampa, ID 83686.....	22
9. "The Pinehurst"	11507 W Buteo Dr, Nampa, ID 83686.....	27
10. "The Kirkham"	12859 S. Orenco Way, Nampa, ID 83686	28
11. "Chesapeake"	13788 Hockberger Ranch Rd., Caldwell, ID 83607	30
12. "The Eagles Nest"	13775 Hockberger Ranch Rd., Caldwell, ID 83607	32
13. "The Monbelle"	15191 Pinehurst Way, Caldwell, ID 836078.....	34
14. "The Bridgeport"	24785 Plainfield Drive, Caldwell, ID 83607.....	36
15. "The Kimberly"	24178 Boer Goat Ave, Caldwell, ID 83607	42
16. "Stoneridge Encore"	685 Hidden Lake Ct, Middleton, ID 83644	46

Architectural renderings provided by

Randy Haverfield
Architecture NW P.A.



*Experience
the difference!*

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

- ✓ New Construction
- ✓ Purchase
- ✓ Refinance
- ✓ Reverse Mortgage
- ✓ 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!



Blake Fischer
Mortgage
Loan Officer
NMLS#1651054



Tom Stilinovich
Mortgage
Loan Officer
NMLS#16961



Gary Karnes
VP/Business
Banking Officer



Brady Wihite
Business
Banking Officer

We offer a full range of business lending services and products to help you take your business to the next level.

- ✓ Commercial Loans
- ✓ Commercial Real Estate
- ✓ Lines of Credit



Call today or apply online!

208-985-2555

1880 S. Eagle Road, Meridian

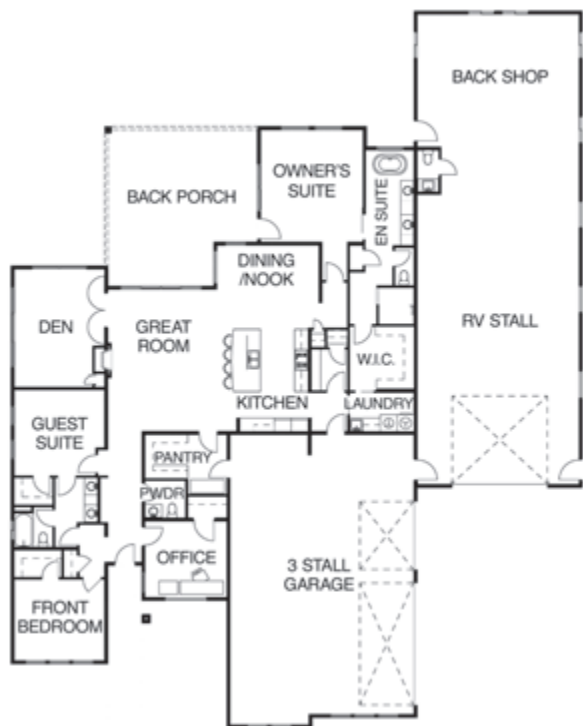
www.MortgageFirstFed.com

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



**Member
FDIC**





"THE KINSLEY"

by Prominent Homes

159 S. Knightsbridge Lane
Nampa ID 83686

This beautiful custom home showcases the unique touches you are used to seeing from Prominent Homes, with a new modern flare! The beauty of warm metals, natural woods and brick, bring this home to life with its clean natural color pallet. This home is stunning with all the artfully designed touches and the dramatic natural lighting throughout. Take note of all the gleaming details with all that this home has to offer!

Builder: Kevin Detweiler, 208-871-9035
Email: Kevin@prominenthomesidaho.com
Subdivision: Brittania Heights
Realtor: Sam Huff: 208-724-2025/
 Tracy Kasper: 208-867-2709
 Berkshire Hathaway HS Silverhawk Realty

Interior Designer: Melissa Detweiler, Prominent Homes
Developer: Brittania Heights
Square Footage: 2,807

Unique Personality and Style

RCE-12592

www.PROMINENTHOMESIDAHO.com

Prominent
HOMES LLC 



ARE YOU 62 OR BETTER?



Purchase a Home like this.....

with *The HECM for Purchase Program*

For illustrative purposes only.

Own a beautiful home
valued at **\$675,000** for a
one-time down payment of

\$384,201*

Retirement Funding Solutions introduces an age-based
FHA-insured mortgage program known as the **Home Equity
Conversion Mortgage (HECM) for Purchase or H4P.**

Program Specifics

- Available to those 62 and better
- No monthly mortgage payment¹
- Minimal income and credit requirements
- FHA-Insured
- Homeowner remains solely on title²
- Closing costs may be financed into mortgage

¹ Homeowner remains responsible for property taxes, required insurance, homeowners' fees, and maintenance of the property.

² Right to remain in home is contingent on compliance with loan terms.

*Based on youngest borrower age 62. Loan becomes due and payable upon a maturity event such as no longer maintaining the home as your primary residence or failure to remain current on property taxes, homeowners insurance, or condo fees. These materials are not from, and were not approved by, HUD or FHA.

Look at how much house you can have
for just a one-time down payment!

AGE	ONE TIME PAYMENT
62	\$384,201
72	\$347,751
82	\$293,076

Based on a Adjustable Rate HECM with a 1.50% margin and a 4.28% initial interest rate. APR (Annual Percentage Rate) range of 5.288% to 5.734% as of April 9th, 2019. Rates are subject to change at any time. Synergy One Lending, Inc. d/b/a Retirement Funding Solutions NMLS 1025894. These materials are not from HUD or FHA and the document was not approved by HUD, FHA or any Government Agency. Subject to credit approval. www.nmlsconsumeraccess.org



Contact Kyle to get your **FREE H4P Home Buyer's Guide.**
Got questions? Call today!



Kyle Buck, CRMP NMLS #619473
Certified Reverse Mortgage Professional

p: 208.573.5150 f: 866.491.2324
e: kbuck@rfslends.com
12302 W. Explorer Dr., Suite 110
Boise | ID | 83713





"The Sawtooth"
by Cotner Building Company
326 Knightsbridge Lane
Nampa, ID 83686



The Sawtooth model by Cotner Building Company is an exquisite single level design, it features a large master suite along with two complete guest suites. The open design has a gourmet kitchen with Thermadore appliances and stunning architecture. This home is complete with a 50' RV garage for the toys.

Builder: John Cotner, 208-941-9623
Email: john@cotnerbuilding.com
Subdivision: Brittania Heights
Realtor: Sam Huff: 208-724-2025 or
Tracy Kasper: 208-867-2709,
Berkshire Hathaway HS Silverhawk Realty
Interior Designer: Kristie Cotner, Cotner Building Company
Dev: Brittania Heights
Square Footage: 3,057
Special needs accessible: Yes

Where Passion Meets Experience

RCE-1042

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 BHH Affiliates, LLC.



DOWNLOAD FASTER. REACH FURTHER. DREAM BIGGER.

Enjoy consistent speeds
with our cutting-edge fiber
technology and coverage
throughout your entire home
with WiFi ONE.

Internet plans to fit all needs
from 15 Mbps up to 1,000 Mbps.

No Contracts. No Hassles. No Risks.
Unlimited Data now available!

855-692-4116 | cableone.net/internet

CABLE **ONE**[®]

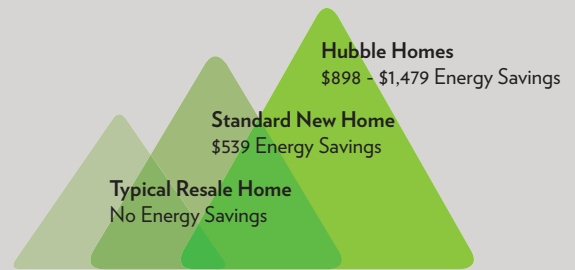


BUILDING VALUE FOR LIFE

New Homes from the low \$200s to the high \$300s throughout the Treasure Valley



ANNUAL ENERGY-SAVINGS*



* Represents average saving of HERS rated homes, specific savings not guaranteed.



ABOUT HUBBLE HOMES

Hubble Homes has been proudly building homes of exceptional quality, craftsmanship and value throughout the Treasure Valley for over 23 years. Our **energy-efficient** homes are **HERS rated** and come with with **annual energy savings!** Plus, all of our homes include a **2-10 Home Warranty**, so you are covered in case the unexpected happens.

VISIT ONE OF OUR CANYON COUNTY COMMUNITIES

Eagle Stream in Nampa: 866.217.7086
Granite Basin in Nampa: 866.236.7405
Franklin Village in Nampa: 866.250.2671

Southern Ridge in Nampa: 866.307.6407
Windsor Creek East in Caldwell: 866.305.1874
Adam's Ridge & Mason Creek: Coming Soon to Caldwell

Find Your New Home at [HubbleHomes.com](https://www.HubbleHomes.com)

208.433.8800 | Hubble Homes, LLC. RCE-049



BRANDT AGENCY

In business since 1936

• Franklin Village Subdivision

Franklin Blvd. and Cherry Ln. in Nampa
Phase Three - Only 3 Lots Available for Build Jobs
34 Homes Under Construction
Phase Four Under Construction

• See us also for:

- Acreages
- Farm Properties
- Commercial Properties
- Development Land

Mission Statement:

To honor God and serve our community by treating our clients with respect, honesty and integrity; using the resources with which God has blessed us in pursuit of their best interests.

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

www.BrandtAgency.com



**YOUR FAMILY
YOUR FUTURE
POWERED BY THE SUN**



Renewable
ENERGY
Northwest LLC



WE INSTALL SOLAR THERMAL FOR

- ☉ Heating Water
- ☉ Radiant Floor Heat/Cool
- ☉ Heating Pools Homes

SOLAR PHOTO VOLTAIC

- ☉ Reduce Energy Use
- ☉ Run LED Lights
- ☉ Update Energy Efficient HVAC Systems
- ☉ Run ALL House Fans

WE'LL SHOW YOU HOW SOLAR CAN SAVE YOU ON YOUR ENERGY COST

Not All Solar Energy
Solutions Are Created Equal!
FIND OUT HOW at

www.renewableenergynwllc.com

Call Today!

FREE ESTIMATES
208-577-6537

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!



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.

BOISE: 5730 W Franklin Road • (208) 342-6576 **NAMPA:** 824 Caldwell Boulevard • (208) 466-7807

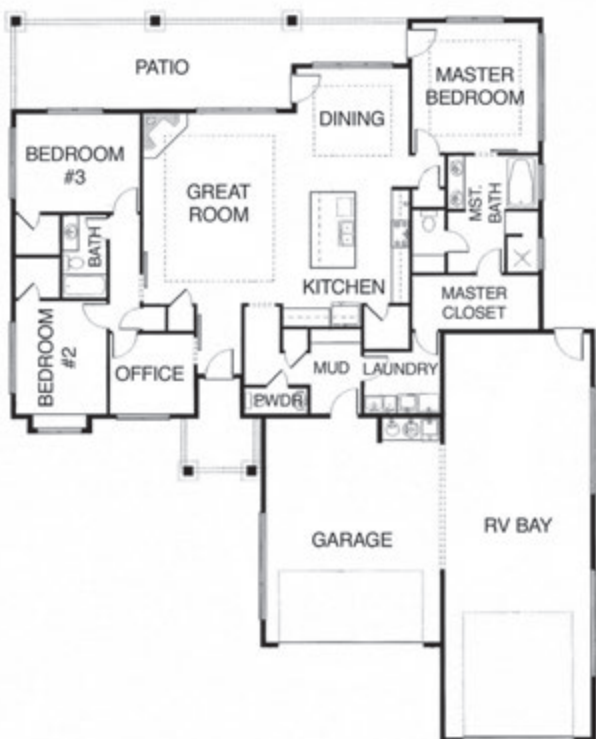
TWIN FALLS: 130 Eastland Drive South • (208) 733-7304

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



"The Fremont"
by KAD Construction

7659 E Damon Lane
Nampa, ID 83686



KAD Construction, Inc. brilliantly brings to life the elements of rural living in this beautiful modern country home! From the leathered quartz island in the gourmet kitchen, to the hexagon tile cutting into the wood plank floors in the master bath, to the chevron-patterned accent wall with wood and natural stone in the guest bath with a must-see wall-mount "farm" sink. Every design is flawlessly executed! The Fremont showcases a 3 bedroom PLUS office design with a fantastic split mudroom and laundry room! Don't miss the 46' RV Bay!

Builder: Tim Drennan, 208-871-7750
Email: info@kadconstruction.net
Subdivision: Brittania Heights
Realtor: Sam Huff: 208-724-2025 / Tracy Kasper: 208-867-2709
 Berkshire Hathaway HS Silverhawk Realty
Developer: Brittania Heights
Square Footage: 2,151

Making Your Ideas A Reality

RCE-43265

www.KADConstruction.net



**BERKSHIRE
HATHAWAY**
HomeServices

Silverhawk
Realty

A member of the franchise system of BHI Affiliates, LLC

TRACY KASPER
BROKER, OWNER
208.867.2709

SAM HUFF
MANAGER
208.724.2025



Idaho's **ONLY** Premier Solatube Dealer

- Solatubes
- Attic Fans
- Skylights
- Whole House Fans

(208) 377-8399

2053 E. Fairview
Suite 104 • Meridian

SOLATUBE
Premier Dealer
Daylighting Consultation | Certified Installation

solar-concepts.com




OSMUS
ROOFING

208-463-9433



Silvercreek
REALTY GROUP

KIMMIE FREEMAN

208.371.4835


Award-winning Realtor!

kimmiebrad07@gmail.com





Have It Done Right The First Time




BANNER BANK

**Find where you belong.
Even if you have to build it yourself.**

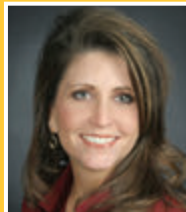
Sometimes, the right home doesn't exist yet. That's why Banner Bank's All-in-One Custom Construction Loan has everything you need to achieve your dreams.

Let's create tomorrow, together.
bannerbank.com

Member FDIC 



Ryan Froehlich
NMLS# 461590
VP, Residential Lending
Regional Manager
rfroehlich@bannerbank.com
Office: 208-424-2366
Cell: 208-514-9664



Crystal McClain
NMLS# 176202
Residential Loan Officer
cmcclain@bannerbank.com
Office: 208-424-2841
Cell: 208-869-4100

Congratulations to Waltman Homes and Tamarack Construction on their Parade of Homes in our Purple Sage Estates development.



BRING YOUR OWN BUILDER OR CHOOSE FROM ONE OF OUR EXCEPTIONAL TEAMS.

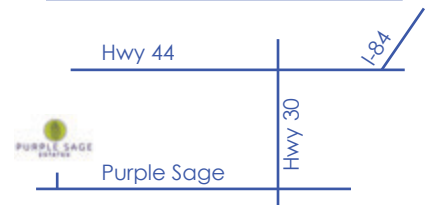
- Waltman Homes
- Green Castle Homes
- Tamarack Construction
- Bradshaw Homes
- Vantage Homes



RIVER RANCH CROSSING
Premier 1/2 acre lots with waterfront along Boise river coming in 2020



Chade Leavitt - Realtor
Berkshire Hathaway Silverhawk Realty (208)409-5006



- Premier 1 Acre Lots
- Next to Purple Sage Golf Course
- Middleton School District
- Easy Freeway Access

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



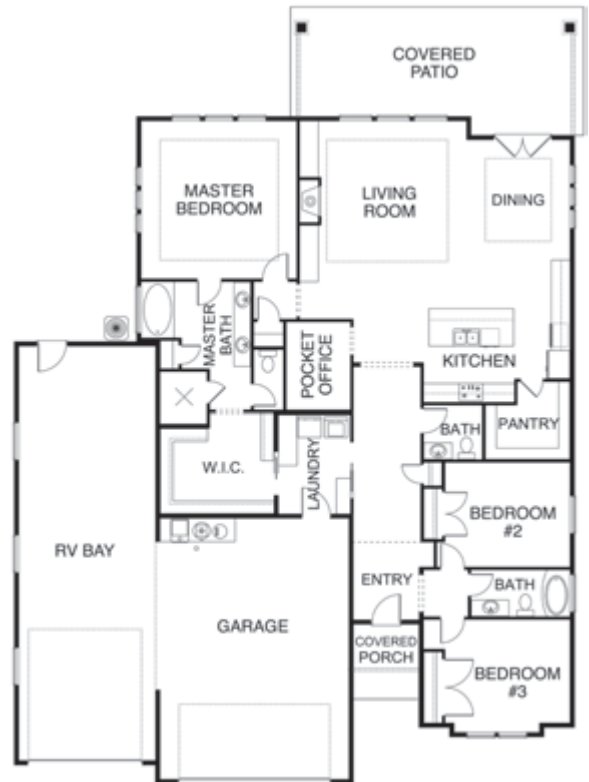
"Bella Donna"

by Brookstone Custom Homes

4510 S Gabbro Way
Nampa, ID 83686

Featuring the gorgeous "Bella Donna". Step into the welcoming entry with soaring ceilings and gorgeous details throughout. Not your typical 3 bedroom/2bath-this home adds the efficiency of an extra office and powder bath for you guests. The master suite will have you swooning with a large soaker, massive walk-in shower and an incredibly impressive closet. Let's not forget to mention the huge garage with a 45' deep RV bay for all the toys.

Builder: Marcelo Jesus, 208-921-1206
Email: Marcelo@brookstonecustomhomes.com
Subdivision: Lava Springs
Realtor: Shaun Urwin 208-989-4811,
 Better Homes & Garden/43 Degree RE
Interior Designer: Brooke Jesus
Developer: Quatro Properties
Square Footage: 2,389



PARADE OF HOMES SPONSORS

POH Judging Sponsors:

- Ferguson Enterprises
- Nampa Appliance

POH Bus Tour Sponsors:

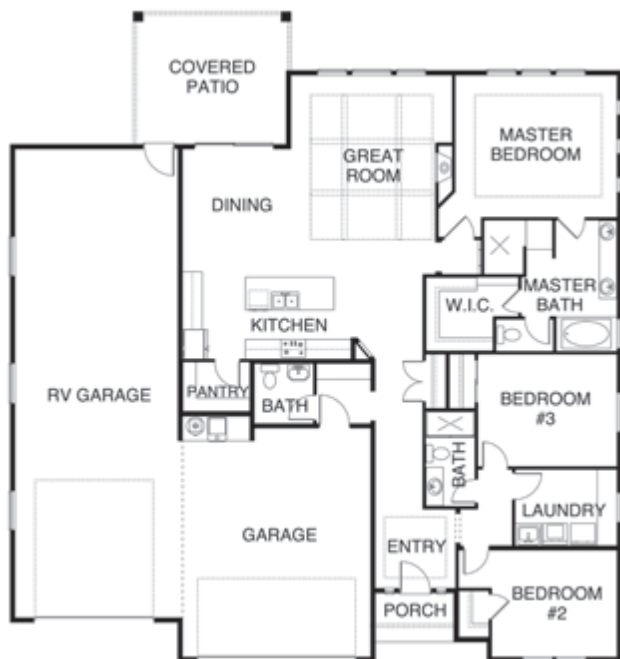
- Action Garage Door
- Bank of Idaho
- Fairway Mortgage
- Ferguson Enterprises
- Fidelity National Title
- NextHome Treasure Valley
- Pioneer Title Company
- Washington Federal
- Woodhouse Group

POH Awards Dinner Sponsors:

- Academy Mortgage
- Coldwell Banker TG
- First Interstate Bank
- Hayden Homes
- Idaho Housing & Finance
- PortaPros

POH Plaque Sponsors:

- A-1 Heating & Air Conditioning
- Action Garage Door
- Alliance Title
- Coltrin Central Vacuum Systems
- Fairway Mortgage
- First American Title
- First Interstate Bank
- G & G Insulation
- Nampa Appliance, TV & Mattress
- Overhead Door Company
- Page's Windows & More



"The Magnolia"

by Hunter Homes

4563 S. Feldspar Avenue N
Nampa, ID 83686

Do you love a modern farmhouse? You'll love Hunter Homes' GORGEOUS parade home, "The Magnolia"! The charming front entry welcomes you home! With a 48-1/2' deep RV bay, there is room for all your toys! The master suite is sure to please even the pickiest buyers! There is so much to love about this home!

Builder: Steve Edwards, 208-573-1451

Email: Hunterhomes8@msn.com

Subdivision: Lava Springs

Realtor: Shaun Urwin 208-989-4811 &

Lisa Cunningham 208-562-7887

Better Homes & Garden/43 Degrees RE

Interior Designer: Tammy Preston, Dillabaugh's Flooring America

Developer: Quatro Properties, LLC

SF: 2,079

Hunter
HOMES INC.

RCE-813

Building Dream Homes since 2000



COMMUNITIES:

LAVA SPRINGS
Timberlake

CONTACT:

Lisa J. Cunningham
Realtor®

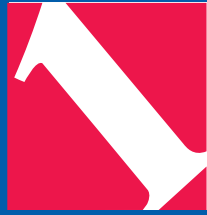
208.562.7887

Shaun Urwin
Realtor®

208.989.4811

Steve Edwards
Builder®

208.573.1040



Builders FirstSource



YOUR FIRST SOURCE FOR BUILDING MATERIAL SUPPLIES IN CANYON COUNTY.

At **Builders FirstSource**, we believe that no matter how large or small the undertaking, construction is always local.

LUMBER | WINDOWS | DOORS | MILLWORK
DECKING | SIDING | AND MORE!

415 E Broadway, Meridian, ID 83642 • 208-888-1457
www.bldridaho.com    

Pioneer Homes

Consistent Quality ... Always

Affordable. Flexible. Quality.

Multiple Award Winning 2014 - 2018

2017 SRVBCA BUILDER OF THE YEAR

Affordable Value You Can Trust
Client today, friend tomorrow

We Offer Flexible Building
Our plans or let us create yours
Build in a community or on acreage
Our lot or your lot

We Build Quality, not Quantity

Locally Owned and Operated Since 2000
You will deal directly with the owners from
start to finish

Get Inspired

& design what you want



Lets Build 208.468.9200 | PioneerHomes4U.com

BLIND
QUALITY WINDOW COVERINGS
APPEAL



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

Call us Today for a Free, No-Obligation Estimate

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

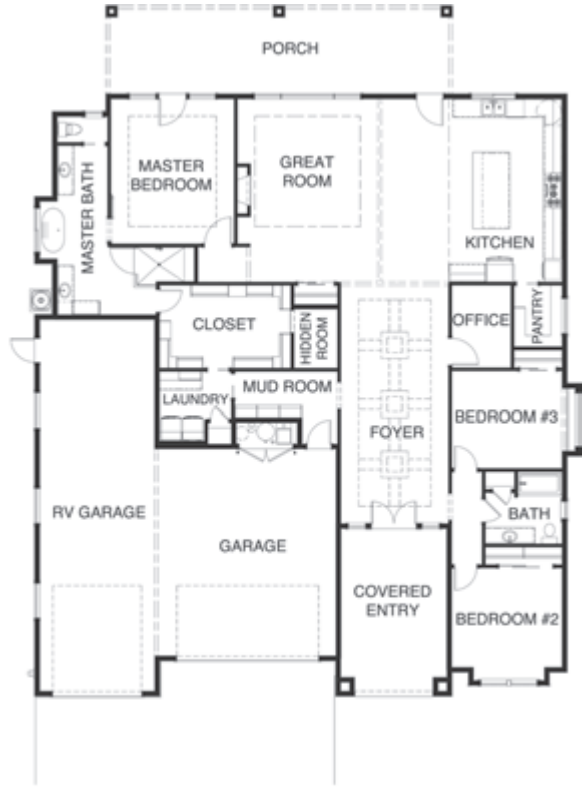




"The Faye"
 by B&B Custom Homes
 2933 E Snake River Dr.
 Nampa, ID 83686

'The Faye' by B&B Custom Homes introduces a modern spin on a Traditional European Farmhouse. This unique home design welcomes you through a breathtaking courtyard into a stunning entryway. Features include detailed millwork throughout, high contrast in finishes & lighting, enormous kitchen, spa-like master & stylish black exterior windows. The expansive sliding glass door in the living room will lead you to the extended back patio perfect for entertaining guests. The massive 43ft RV garage will fit all your toys! This is another must see home by B&B Custom Homes.

Builder: Tyler Bosier, 208-890-4657
Email: blastproperties@gmail.com
Subdivision: Lava Springs
Realtor: Shaun Urwin 208-989-4811, Better Homes & Gardens RE 43* North
Interior Designer: Alison Fuller, B&B Custom Homes
Developer: Quatro Properties
Square Footage: 2,587





LOVE WHERE YOU LIVE








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

 B&B CUSTOM HOMES
  @CUSTOMHOMESBB

RCE-41686

TYLER BOSIER
 208.890.4657
ALISON FULLER
 208.409.0870

www.CustomHomesBB.com



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



usbank.com/mortgage



Call a mortgage loan officer today.

Chris Crain

Mortgage Sales Manager
208.884.6441
NMLS #: 488848

Judy Bauer

Mortgage Loan Officer
208.888.3695
NMLS #: 54834

Elizabeth Found

Mortgage Loan Officer
208.999.3113
NMLS #: 1451154

Mike Bauscher

Mortgage Loan Officer
208.383.7892
NMLS #: 1190931

Cindy Morley

Mortgage Loan Officer
208.315.1518
NMLS #: 502330

Linda Higby

Mortgage Loan Officer
208.383.7123
NMLS #: 487383

Judd Patterson

Mortgage Loan Officer
208.383.7746
NMLS #: 518937

Michael Torres

Mortgage Loan Officer
208.383.7504
NMLS #: 522502

Diana Molenaar

Mortgage Loan Officer
208.938.7586
NMLS #: 73865

Sidney Vogt

Mortgage Loan Officer
208.465.3697
NMLS #: 410668

Julie Hobbs

Mortgage Loan Officer
208.373.8711
NMLS #: 90637

Trish Christensen

Mortgage Loan Officer
208.999.3457
NMLS #: 502326

Elizabeth Chapman

Mortgage Loan Officer
208.922.2113
NMLS #: 779050

Sam Evans

Mortgage Sales Manager
208.383.7103
NMLS #: 193206

Severo Hernandez

CRA Mortgage Loan Officer
208.465.3310
NMLS #: 778501

Paul C Garcia

Mortgage Loan Officer
208.884.6430
NMLS #: 1446647



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. ©2019 U.S. Bank 180395c 4/19



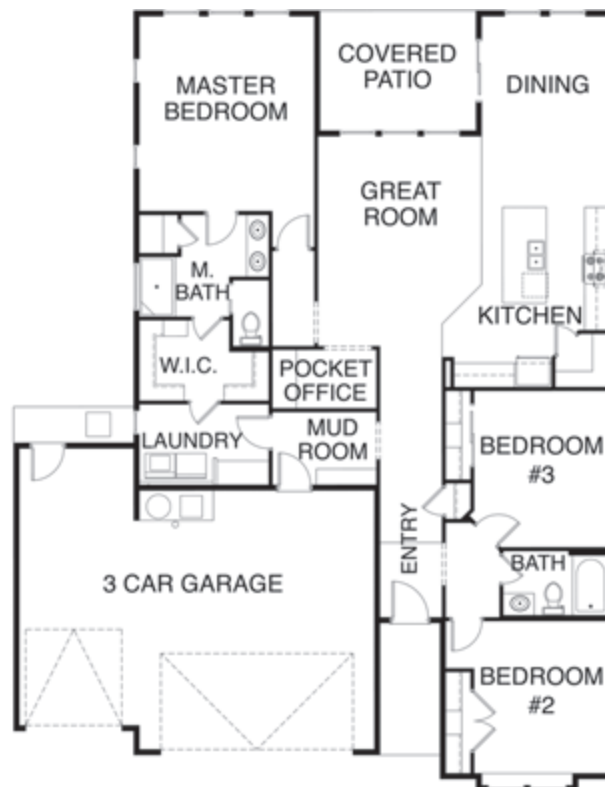
"The Marlin"

by Hathaway Construction

4049 S. Lava Springs Loop
Nampa ID, 83686

This beautiful Hathaway Home, "The Marlin" seamlessly blends efficiency and design. With an open, spacious great room area and large, covered patio, enjoy BBQ's with your guests! The large master suite is the perfect place to relax. Located on a gorgeous lot near the community pool and park with pathways galore!

Builders: Bob & Greg Hathaway, 208-475-3304
Email: hathawayhomesllc@msn.com
Subdivision: Lava Springs
Realtor: BHG 43 RE/ Ph: 208-562-7887
Developer: Quatro Properties, LLC
Square Footage: 1,886



We make the home of
your dreams a **REALITY!**



f @HathawayHomesIdaho

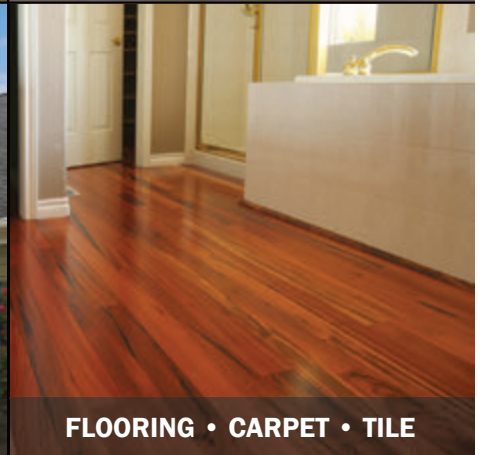
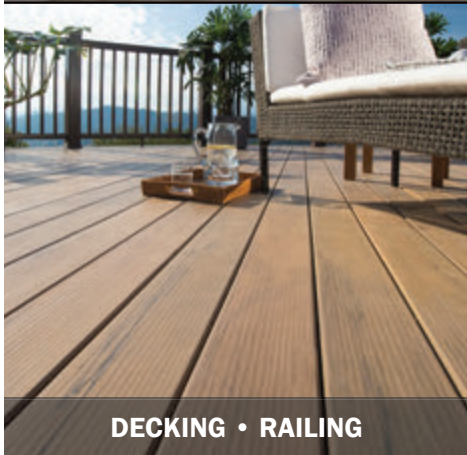
- Building Homes Since 2003 -
CALL US AT 208-475-3304

HATHAWAYHOMESLLC.COM

136 N Broadmore Way, Suite 102, Nampa, ID 83687

PROUD to be your BUILDING PARTNER

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



DESIGN SERVICES • INSTALLATION • DELIVERY

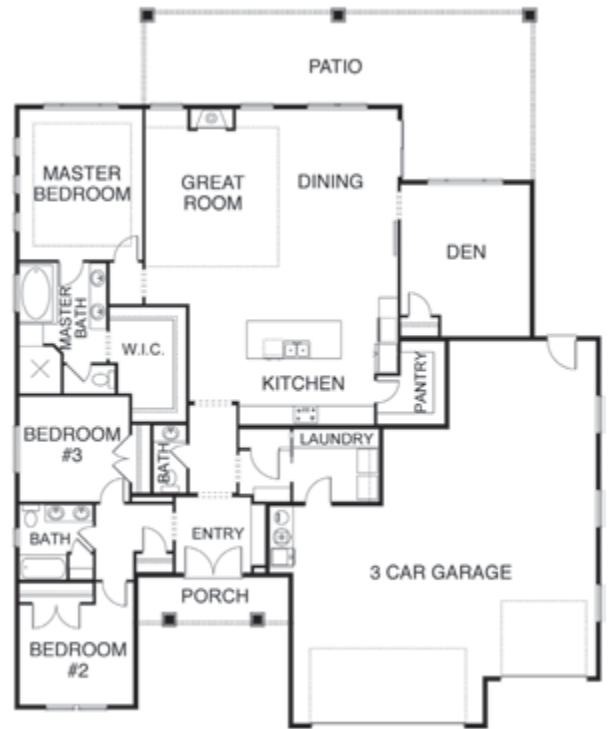


www.franklinbuildingsupply.com





"The Kyle"
 by Brookstone Custom Homes
 11938 W Buteo Dr
 Nampa, ID 83686



"The Kyle" by Brookstone Custom Homes is sure to impress! A grand entry with 14' ceilings, a spacious gathering room with tongue and groove ceiling that opens up to a gourmet kitchen that is ready to entertain. Bosch appliances, stunning light fixtures, huge windows with amazing views, a large den and attention to detail are around every corner in our newest model. A large garage with room for all your toys will ensure you are ready to take advantage of the beautiful settings around you.

- Builder:** Marcelo Jesus, 208-921-1206
- Email:** Marcelo@brookstonecustomhomes.com
- Subdivision:** Redhawk Ridge
- Realtor:** Mike Moir 208-850-7495, Woodhouse Group
- Interior Designer:** Brooke Jesus
- Developer:** M3 Companies
- Square Footage:** 2,371



SUMMIT RIDGE
 Coming Nov 2019

We thrive on providing a building experience that exceeds the expectations of our customers. Let our attention to detail and precise craftsmanship build you the home you have been waiting for.



We build spaces made for living life

brookstonecustomhomes.com | 208 . 921 . 1206 | RCE-37177

**B&B CUSTOM
HOMES PROUDLY
USES THE BEST
APPLIANCES IN
THE TREASURE
VALLEY.**



BOSCH



CUSTOMHOMESBB.COM

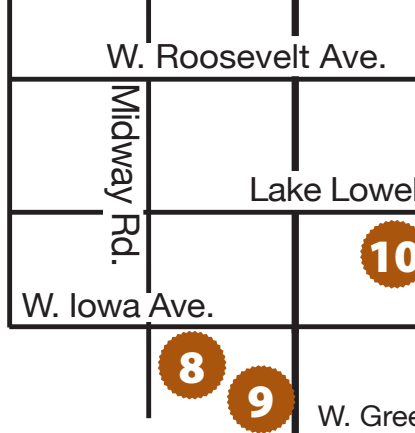
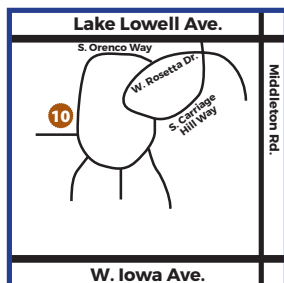
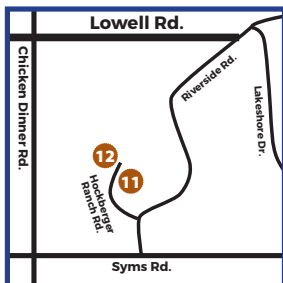
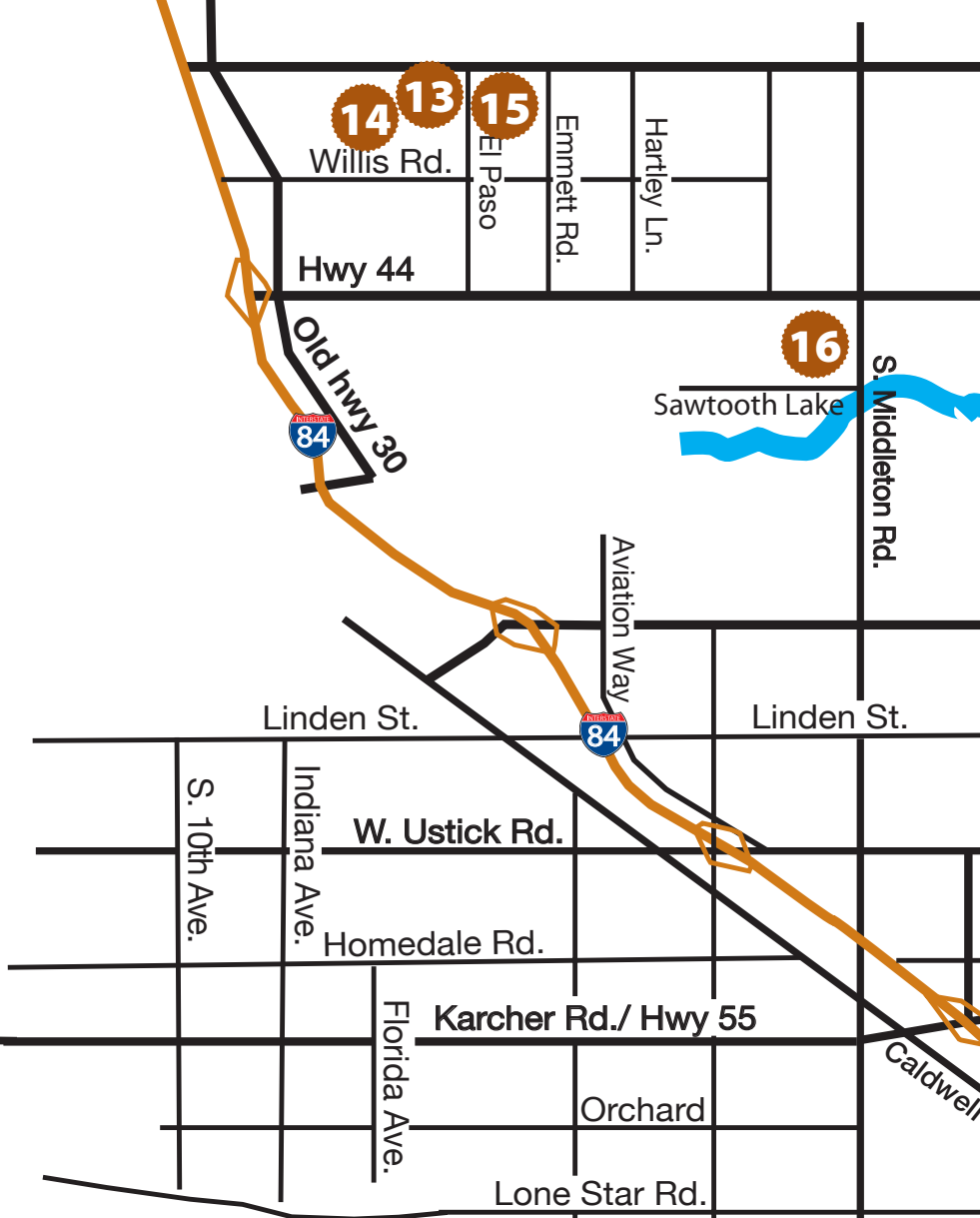
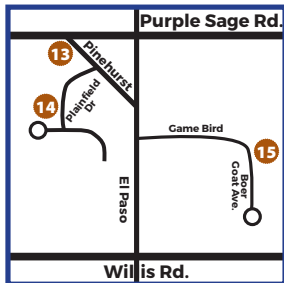
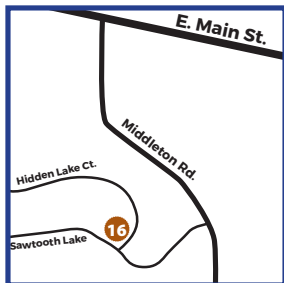


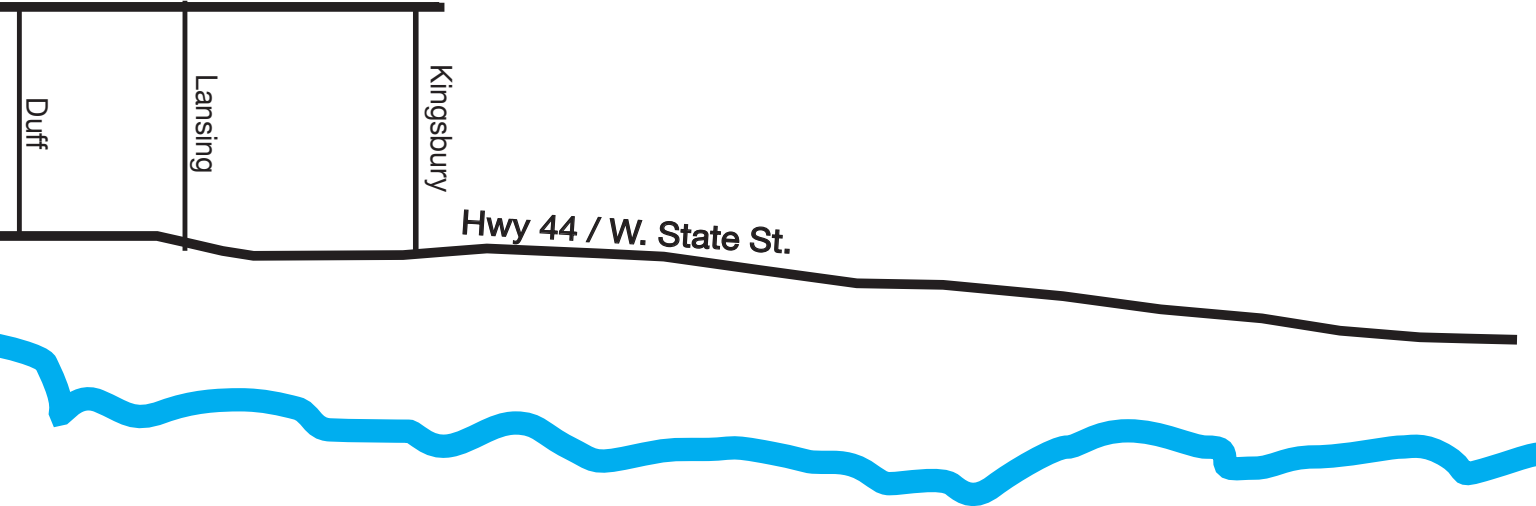
B&B CUSTOM HOMES



@CUSTOMHOMESBB







Franklin / Chinden Blvd / Hwy 20/26



NAMPA
APPLIANCE TV
& MATTRESS



Thermador ★
REAL INNOVATIONS FOR REAL COOKS



Thermador ★
THE END OF AN AGE
THE START OF AN ERA

Nampa Appliance TV & Mattress is proud to offer Thermador Appliances. We invite you to come experience our new kitchen design center! Your New Kitchen Awaits!



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



"The Pinehurst"
 by Tresidio Homes
 11507 W Buteo Dr
 Nampa, ID 83686

The Pinehurst by Tresidio Homes is the perfect home for comfortable living with its generous room sizes and split bedroom design. This traditional farmhouse inspired home welcomes you with an elegant warmth from the moment you step into the grand entry. Beautiful hickory engineered hardwood floors throughout, stained cabinetry, brick fireplace and designer lighting. Enjoy entertaining in the gorgeous gourmet kitchen complete with large island, Samsung SS appliances, quartz counter tops, and stainless farm sink. A home sweet home!

Builder: Jon Hastings, 208-917-7500/Russ VanWagenen
Email: carl@tresidiohomes.com
Subdivision: Redhawk Ridge
Realtor: Mike Moir 208-850-7495, Woodhouse Group
Interior Designer: Elise McDonough, Tresidio Homes
Developer: M3 Companies, LLC
Square Footage: 1,943



**BUILD
 YOUR
 DREAM**

1
 Choose
 Floor Plan

2
 Modify
 Floor Plan

3
 Customize
 Selections

Building Dreams Since 2009
 NOW SELLING in
 Meridian, Boise,
 Nampa, & Star



- ✓ YES! YOU can PERSONALIZE Your home!
- ✓ YES! YOU are treated like FAMILY!
- ✓ YES! YOUR HOME will be QUALITY built!
- ✓ YES! We have a HOME for YOU!

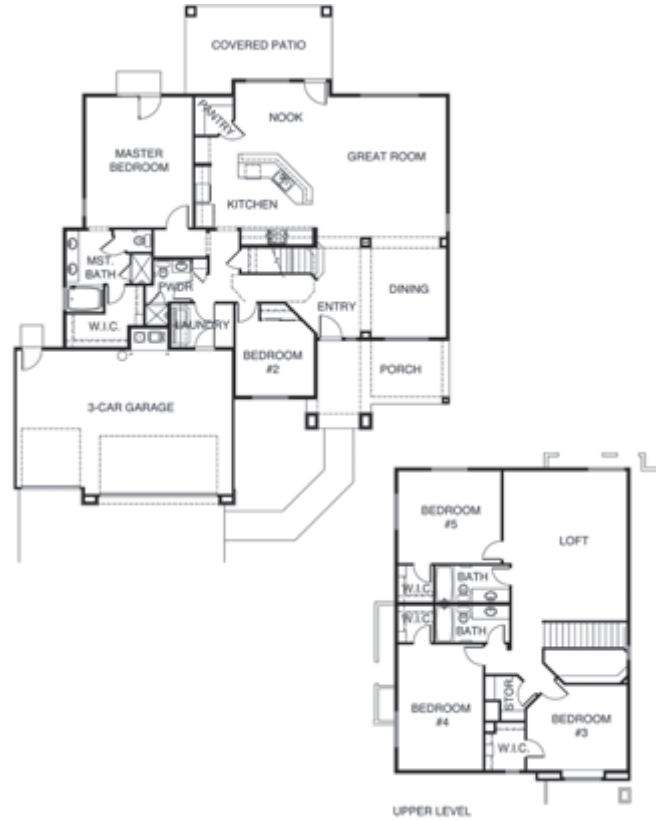


www.tresidio.com | 208.917.7500



“The Kirkham”
 by Coleman Homes
 12859 S Orenco Way
 Nampa ID, 83686

Find your peaceful retreat in the Kirkham, by Coleman Homes a Toll Brothers company. This spacious two-story home features a split floorplan with a main level master suite, for ultimate privacy and comfort. An inviting entry flows into a formal dining room and expansive great room, perfect for welcoming family and friends. You'll enjoy creating delicious recipes for guests in the gorgeous kitchen with its stainless-steel appliances, gourmet gas range cooktop and beautiful quartz countertops. Discover all this and more in the Kirkham, at Carriage Hill North.



- Builder:** Coleman Homes, A Toll Brothers Company, 208-424-0020
- Email:** idonlinehelp@tollbrothers.com
- Subdivision:** Carriage Hill North
- Realtor:** Bo Duffin 208-488-7218, Treasure Valley Realty Group
- Interior Designer:** Coleman Homes, A Toll Brothers Company
- Developer:** Coleman Homes, A Toll Brothers Company
- Square Footage:** 3,108

Coleman Homes
 A Toll Brothers Company



Love where you live!
FIND YOUR HAPPY HOME IN NAMPA

FOR QUESTIONS OR TO SCHEDULE A TOUR VISIT
mycolemanhome.com | (208) 488-7202

CARRIAGE HILL NORTH | 11245 W ROSETTE DR | NAMPA ID

Represented by Realty Idaho.
 Licensed contractor #RCE 43104.



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





"Chesapeake"

by Vantage Homes
 13788 Hockberger Ranch Rd.
 Caldwell, ID 83607

Come enjoy the breathtaking views from every room in the "Chesapeake" plan by Vantage Homes. This Coastal Traditional style 6168 sqft home includes 4 bedrooms, 4 bathrooms, an amazing office and much more! A beautiful master suite features marble floors and freestanding tub in master bath, with access to expansive covered deck. Entertain in the 2-story great room with reclaimed beam fireplace mantle, spacious chef's kitchen with quartz countertops, accented by unique designer lighting. Stunning finish carpentry details include: shiplap rustic pine ceiling, wood tread staircase and reclaimed "treasures" throughout.

Builder: Chad Aland, 208-994-2805
Email: chadaland@gmail.com
Subdivision: Lake Crest Estates
Realtor: Silvercreek Realty/ Angela Aland: 208-994-8831
Square Footage: 6,168



UPPER LEVEL



BUILT FOR YOUR FAMILY, BY OUR FAMILY.
 208-994-2805 or 208-800-1615 • IdahoVantage.com
 Find us on Instagram @vantagehomes

11108-002



- *Proven experience of building in Idaho
- *Favorable references reviewed annually from local subcontractors, suppliers and homebuyers.
- *Favorable annual credit review
- *Worker's Compensation and General Liability Insurance.



For more information call 1-888-284-4240 or go online to ibca.org
Check us out on Facebook

A-1
Over 60 years of Excellence
A1heating.com

Be Warm
Be Cool
Be Comfy

24 Hour
Emergency
Service

Dave Lennox
PREMIER DEALER

208.343.4445
327 N. Linder Rd

A1heating.com
Meridian ID 83642



"The Eagles Nest"
 by Larry Richardson Construction
 13775 Hockberger Ranch Rd.
 Caldwell, ID 83607

Expansive mid-century inspired stunning home. Two master suites, panoramic views from all windows. Gourmet kitchen with top notch appliances, walk-in pantry. Gracious living-room, formal dining and office. See for miles from the upstairs loft. In-ground pool surrounded by lovely patio.

Builder: Larry Richardson, 208-713-7476
Email: Larryrichardsonconstruction@gmail.com
Subdivision: Lake Crest Estates
Realtor: Russ Borgman, Coldwell Banker TG 208-412-5106
Interior Designer: Kat Richardson, LRC & Marcia Garcia, Fashion Floors & Interiors
Square Footage: 3,700



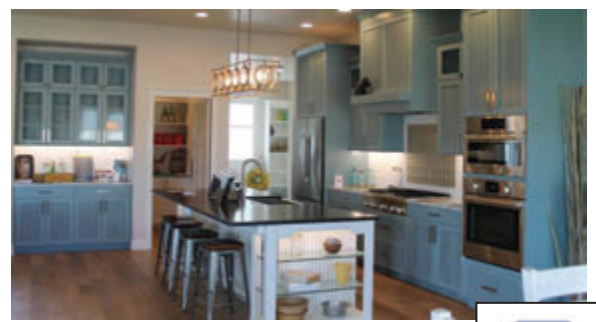
Larry Richardson Construction

License # RCE-34467

A Hands-on Builder



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



Call Larry and start planning your future!
208-713-7476
larryrichardsonconstruction@gmail.com



*Feel Like A
Professional
Chef When
Cooking With
Thermador!*



Gorgeous Design, Impeccable Craftsmanship, Flawless Attention to Detail. This is why Larry Richardson Construction and Nampa Appliance TV & Mattress are proud to offer Thermador appliances.



“Let’s Start Building Your Dream Kitchen Today!”

Sample The Gourmet Talents Of Chef Dustan Bristol of Brick 29
Saturday, June 8th - 2-4PM
At Parade Home #12 -13775 Hockberger Ranch Rd., Caldwell



11108-004

Thermador★

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

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

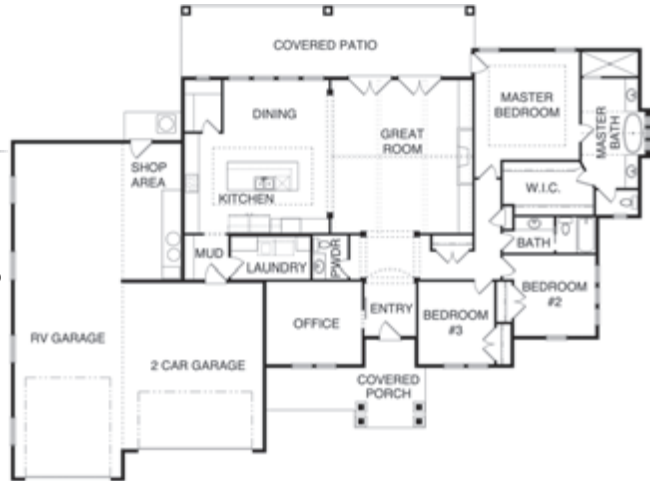
NAMPA
APPLIANCE TV
& MATTRESS



"The Monbelle"
 by Tamarack Construction
 15191 Pinehurst Way
 Caldwell, ID 83607

The 2018 Builder of the Year takes you to the French Countryside in our newest model-The Monbelle. Old-world stone and brick take a modern twist with white stucco and black windows. The kitchen with a large center island and professional appliances is sure to be the gathering place. A soaring stone fireplace anchors the great room, which opens nicely onto the 40' back patio via tandem 6' French doors. A 48' RV garage has space for all of the toys. All of this within a 9-iron shot of the golf course!

- Builder:** Buck Jacobs, 208-724-2306
- Email:** builtbytamarack@aol.com
- Subdivision:** Purple Sage Estates
- Realtor:** Tim Smith 208-810-8182, Team One Group RE
- Interior Designer:** Tamarack Construction
- Developer:** Hess Properties
- Square Footage:** 2,428



@builtbytamarack
 208-724-2306

TAMARACK
 CONSTRUCTION
 DREAM ■ DESIGN ■ BUILD

2018 SRVBCA Builder of the Year

THIS IS YOUR NEXT MOVE



LUPE RODRIGUEZ
Mortgage Sales Manager
Cell 208.283.3611



DON LILLIE
Mortgage Loan Officer
Cell 208.794.6394

HOME LOANS

- ◆ Construction loans
- ◆ First-time home buyer programs
- ◆ FHA, VA, & Conventional financing available
- ◆ Local decisions, processing, & underwriting

APPLY ONLINE ▶
dlevans.com/mortgage



D.L. Evans
BANK



Let us help you buy your dream home! Options include:

- ... REVERSE MORTGAGES
- ... CONVENTIONAL LOANS
- ... USDA RD LOANS
- ... FHA LOANS
- ... VA LOANS



... Contact us to learn more.



KYLE BUCK NMLS #619473
Certified Reverse Mortgage Professional

p: 208.573.5150 f: 866.491.2324
kbuck@rfslend.com
12302 W. Explorer Dr., Suite 110
Boise | ID | 83713



KELLIE ALLEN NMLS #92930
Co-Branch Manager

p: 208.941.4914 f: 208.545.3788
kallen@s1lending.com
12302 W. Explorer Dr., Suite 110
Boise | ID | 83713



Borrower must occupy home as primary residence and remain current on property taxes, homeowner's insurance, the costs of home maintenance, and any HOA fees.
Synergy One Lending Inc. d/b/a Retirement Funding Solutions, NMLS 1025894, 3131 Camino Del Rio N 190, San Diego, CA 92108. These materials are not from HUD or FHA and the document was not approved by HUD, FHA or any Government Agency. Subject to Credit Approval. www.nmlsconsumeraccess.org

RFS.0419.78



"The Bridgeport"
by Waltman Homes
24785 Plainfield Drive
Caldwell, ID 83607

The Bridgeport boasts expertly designed living space on a single level with a bonus room over the garage. It includes a stunning custom kitchen which opens to a beautiful great room and dining nook. The spacious master suite includes a luxurious designer bathroom complete with a hidden closet. Custom trim details characterized by wood accents and sophisticated color schemes elevate the home design. With a large one-acre plus lot, easy freeway access and a golf course across the street, the Bridgeport is perfect for the growing family or an empty nester.

Builder: Brandon & Natalie Waltman
Subdivision: Purple Sage Estates
Realtor: Lane Ranstrom 208-869-9885, Epic Realty
Interior Designer: Natalie Waltman, Waltman Homes
Developer: Hess Properties
Square Footage: 3,067



WALTMAN HOMES
CUSTOM HOME BUILDERS

SPECIALIZING IN AWARD WINNING QUALITY
AND CUSTOMER SATISFACTION



proudly represented by
LANE RANSTROM
208.869.9885
LANE@BEACONIDAHO.COM





Trust is the framework for our construction lending.

Turn to a Mountain West Bank lender for your construction project financing.

We're a trusted, 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 and local underwriting*
- *Competitive interest rates*
- *Exceptional customer service*

Call or visit us to explore your options, including a **home mortgage** or a **home equity line of credit** to use for home improvements. We're 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



NAHB is Working to help you succeed. \$5,500

That's the dollar value of NAHB services and advocacy victories – an average of \$5,500 per housing start for a typical home builder. Below are selected advocacy victories that contribute to that number.

- \$2,100** Availability of flood insurance for new construction
- \$1,600** Lower cost options preserved in I-Codes
- \$100** Agency withdraws habitat mitigation requirement

We build communities.

These numbers represent the value per housing start a typical builder will see in 2019 as a result of key NAHB services and advocacy victories delivered in 2018. Some members will experience more of these benefits than others.

valueofnabh.org



No place like *home*.

Brought to you by the warmth and comfort of natural gas.



Learn more about Energy STAR® Certified homes and available appliance rebates at www.intgas.com/saveenergy.



www.intgas.com



Know what's Below.
Call before you dig.





BUILDING BETTER COMMUNITIES

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 be celebrating 30 years of providing homeownership to families throughout the Northwest.

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

www.HAYDEN-HOMES.com



New Home Star Idaho, LLC | ID RCE 29144 

www.canyonparade.com



TILE • CARPET • LAMINATE • HARDWOOD • LIGHTING • GRANITE • IN-HOUSE FABRICATION

Since 1954

**NAMPA FLOORS
& INTERIORS**

**Your Style.
Your Vision.
Our Business.**

FOUR TREASURE VALLEY SHOWROOMS

nampafloors.com



DREAM ■ DESIGN ■ BUILD



WATCH US BUILD
@BUILTBYTAMARACK



"The Kimberly"
 by Bradshaw Construction
 24178 Boer Goat Ave
 Caldwell, ID 83607

This home blends contemporary designs with country accents. This home was designed by busy moms for busy families! The grand entry welcomes you to an open plan with spacious room for the family to enjoy. With 10' ceilings, this open plan includes a gourmet kitchen, butler's pantry and barista station, and a master suite with marble features. The walk-out basement features a theater, gym, kitchen & laundry and three additional bedrooms. With panoramic vistas, this home serves as a retreat for the family that is always on the go.

- Builder:** Sallie Bradshaw 208-371-3037 & Craig Bradshaw 208-989-0370
- Email:** salliebradshaw@gmail.com & bradshawcraig7@gmail.com
- Subdivision:** Albion Acres
- Realtor:** Kimmie Freeman 208-371-4835, Silvercreek Realty Group
- Interior Designer:** Sallie Bradshaw & Kimmie Freeman
- Developer:** T TMFJ Properties, LLC
- Square Footage:** 5,185



RCE-885



Sallie Bradshaw
 208.371.3037
Craig Bradshaw
 208.989.0370

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



www.gobradshawconstruction.com

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

208-880-2499
www.billpughconstructioninc.com

Proud
MEMBERS

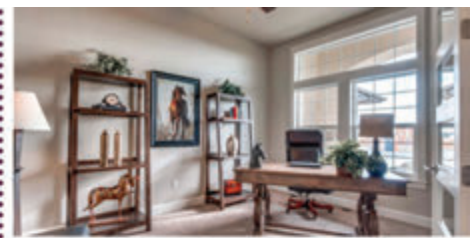
Nampa Association of REALTORS®
 CALDWELL BOARD OF REALTORS
 Women's Council of REALTORS®
 NAMP A CHAMBER OF COMMERCE

LONE STAR RANCH
 One-Acre Country View Lots
Now Taking Lot Reservations!

LONE STAR RANCH
 COMING WINTER 2019

Another
COTNER COMMUNITY

COTNER BUILDING COMPANY



A member of the franchise system of BHM Affiliates, LLC

BERKSHIRE HATHAWAY
 HomeServices
 Silverhawk Realty

LUXURY COLLECTION

SAM HUFF
 MANAGER
 208.724.2025

TRACY KASPER
 BROKER, OWNER
 208.867.2709

*Classic designs and
long lasting performance*

So cost effective it practically pays for itself.

Whether you are choosing wood, steel, fiberglass or aluminum, upgrading your garage door is one of the most cost-effective renovations a homeowner can make.

The Genuine. The Original.



Overhead Door Company of Nampa Idaho™
208-467-2300
www.overheaddoorinc.com



TRIDENT
HOMES

IMAGINATIVE PLANS,
UNCOMPROMISING QUALITY



GIVE ME CALL FOR A
FULL LIST OF COMMUNITIES:
Dason Alverson
208.340.9772

TRIDENTHOMESLLC.COM

The Lakes Timberlake



Working on creating your dream home? We can help! We will walk you through all the different window & door designs available. All of which have a primary function of providing you years of comfort and sustainability yet are suited to your unique style.

Small changes in your home, can give you the secret of a Million Dollar curb appeal at affordable prices. Make your neighbors wonder how you did it!

Where customer service doesn't end after the sale!

Other Products and Services

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

New Construction ★ Remodel ★ Replacement
Warranty Inspections



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



Building Custom Homes in the Treasure Valley since 1992

Burke Deal 208-724-5185

burke@idealcustomhomes.net

QUALITY

EXCELLENCE

INTEGRITY





"Stoneridge Encore"

by Hayden Homes
685 Hidden Lake Ct
Middleton, ID 83644

The 2,470 square foot Stoneridge Encore is an efficiently designed two-story home offering equal parts style and space. The main floor is comfortable and inviting, with an open concept large kitchen and great room, formal dining room, and powder bathroom. Upstairs features three spacious bedrooms, a conveniently located laundry room, and the extra roomy bonus room.



Builders: Hayden Watson & Dennis Murphy, 800-923-6607
Email: sawtooth@hayden_homes.com
Subdivision: Sawtooth Lakes
Realtor: New Home Star 208-244-7955
Interior Designer: Hayden Homes
Developer: Hayden Homes
Square Footage: 2,470

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

A WAFD All-in-One Construction Loan allows you to:

- Save time & money with one set of fees
- Lock the interest rate at closing for construction AND permanent financing after construction
- No second appraisal after construction
- No requalifying for permanent financing

Nampa Marketplace
Susan R. Taylor Leasy
NMLSR# 532323
208-467-6591

Nampa Downtown
Angie Castillo
NMLSR# 332767
208-466-8433

Caldwell
Alyssa Skowron
NMLSR# 1568094
208-459-4671

Apply online at washingtongfederal.com!

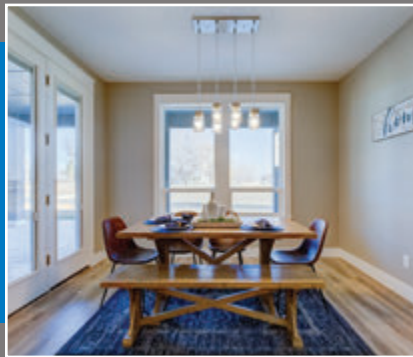
NMLSR 410394 | @WAFDbank | All loans subject to credit approval.



Request our
FREE
Custom Home
eBook!

LOT LOANS
also available!

**Washington
Federal.
invested here.**



Proudly working with Franklin Building Supply
to make building your Dream Home EASY!



www.franklinbuildingsupply.com

TRIDENT
HOMES

www.tridenthomesllc.com

Sienna Hills



THE LIFESTYLE YOU'VE BEEN SEEKING

Located in the thriving Snake River Valley winery region. Enjoy a small-town atmosphere with homes starting in the low \$300'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!

HOMES STARTING AT \$305K

www.SiennaHills-Idaho.com



SHAUN URWIN
Realtor®
208.989.4811
Shaun@43re.com



CHARLIE SMITH
Realtor®
208.921.9896
Charlie-Smith@43re.com

LAVA SPRINGS



MORE THAN A SUBDIVISION

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

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

HOMES STARTING AT \$285K

www.LavaSprings-Idaho.com



SHAUN URWIN
Realtor®
208.989.4811
Shaun@43re.com



LISA J. CUNNINGHAM
Realtor®
208.562.7887
LisaJCunningham@43re.com