

Snake River Valley Building Contractors Association

www.srvbca.com



2007 Fall Preview of Homes

November 3-4 – November 10-11, 2007

Saturday 12:00-5:00 p.m. 🍁 Sunday 12:00-5:00 p.m.

	<p>WEST RIVER <i>Subdivision</i></p>	
<p>WELCOME <i>Home</i></p>		<p>Idaho Builder of the Year Ten Year Home Warranty on All Homes Your Satisfaction Unconditionally Guaranteed</p> 
 <p>1-3 Acre Lots With Views To Last A Lifetime 2 Community Wells Seller Carry back 20% Interest Free For 1 Year On All 2007 Closings 5% Down O.A.C.</p>	<p>SHERVIK BUILDERS <i>James D. Shervik</i> 208.466.2500 Your Hometown Builder for Over Three Decades</p>	<p>Scenic views of the Marsing Valley and the Snake River. <i>Breathtaking</i></p> <p>Home Federal Bank With us, It's Personal Kathy Hartley KHartley@MyHomeFed.com 500 12th Avenue South, Nampa, Idaho 83651 Member FDIC Office: 468-5104</p>

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Randy Neary 208-573-5268 www.solidrockhomes.net
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Welcome to the 2007



Randy Neary
Solid Rock Homes
2007 Fall Preview of
Homes Chairman

Fall Preview of Homes

It's that time of year again and I would like to personally welcome you to the **2007 Fall Preview of Homes**. This is an especially exciting show this year, there has been so much negative media coverage about the current housing market and slowing economy.

I think by the number of quality and stylish homes in this year's Fall Preview of Homes, it says that we are alive and well in this great area we choose to live. To show how excited we are about these times, the Snake River Valley Building Contractors Association has kicked off a new campaign "**Hands and Hearts**" bringing the members of our association and Canyon County together.

To get things started off, we have started "A Turkey Drive" to benefit the Idaho Food Bank. With your ten dollar donation you to can give back to your community by purchasing a turkey for the food bank. The SRVBCA has set a goal of 1,000 turkeys to be donated from our local area for our local area.

So with an exciting and wonderful year about to be over, let us enjoy the 2007 Fall Preview of Homes while also giving back to your community.

Thank you again for coming out and have a great time and enjoy the tour.

Sincerely,
Randy Neary, Solid Rock Homes,
2007 Fall Preview of Homes Chairman

A Look Inside . . .

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www.srvbca.com

Do Business With A Member!



To become a member, or see if a company is a member of the **Snake River Valley Building Contractors Association**, call (208) 467-9276 or stop by our office at 1123 12th Avenue South, Nampa, Idaho 83651. We'll provide you with the information.

See our website at: www.srvbca.com



Snake River Valley Building Contractors Association

BOARD OF DIRECTORS

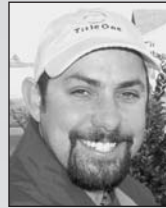
Executive Committee



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Executive Officer



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Continental Custom Builders LLC



DAN BECKER
M3 Custom Homes & Development



JEFF HIBBARD
Hibbard Construction



WALT HOLTON
Holton Homes Inc.



CHIP KINZLER
Kinzler Builders & Development



RANDY NEARY
Solid Rock Homes

Associate Directors



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Pioneer Title



TONI GIBSON
Intermountain Gas Co.



BRYON KNIGHT
Title One



KIRBY ROBERTSON
Mountain West Bank



KENNY WROTEN
Transnation Title



2007 Fall Preview of Homes

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1

2219 W Silver Creek Drive Nampa, Idaho



Boyce Construction, Inc.



Jerry Boyce
465-0199

Total Price:
\$309,900

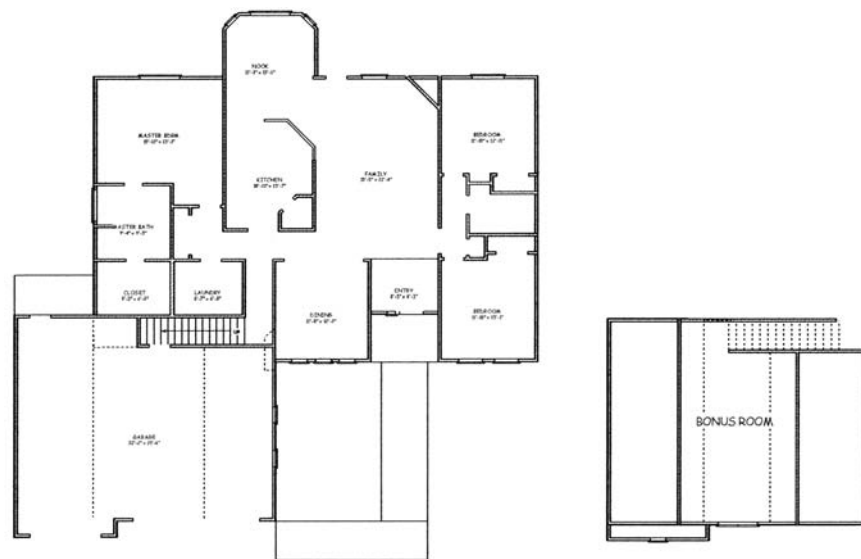
Architect/Designer:
Boyce
Construction, Inc.

Realtor:
Team One Service,
Jerry Boyce Jr.
713-6228

Subdivision:
Fall River



Landscaped yard with auto sprinklers, granite slab kitchen counters, travertine flooring in kitchen, dining, laundry and entry. Tile counters and floors in all baths, beautiful trim out inside with beadboard wainscoting, huge 10' ceilings, dramatic entry, spacious bonus room and quality throughout.



2

2134 Rock Creek Way Nampa, Idaho



Boyce Construction, Inc.



Jerry Boyce
465-0199

Total Price:
\$319,900

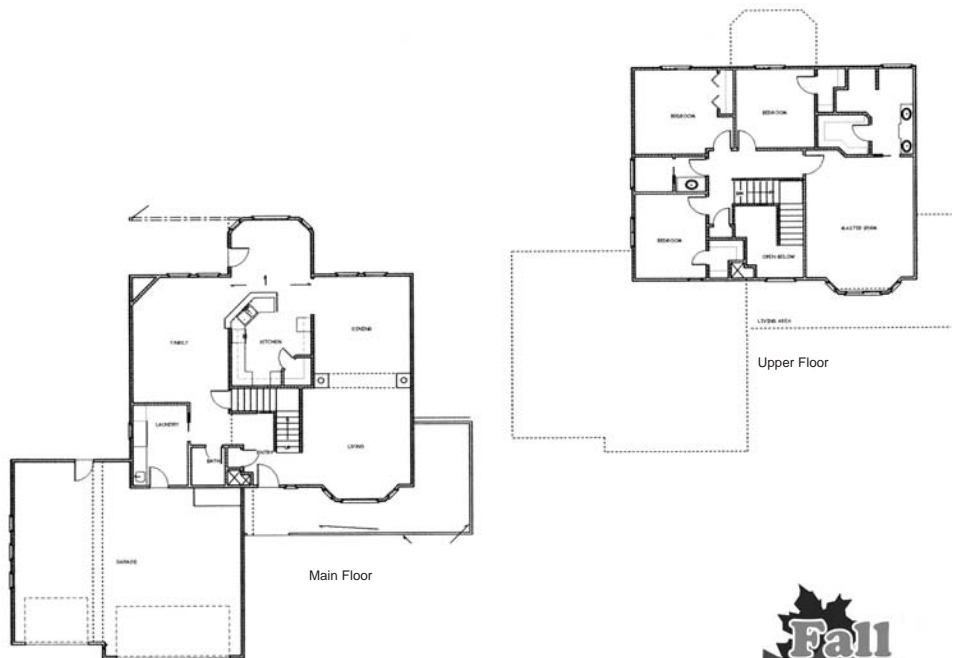
Architect/Designer:
Boyce
Construction, Inc.

Realtor:
Team One Service,
Jerry Boyce Jr.
713-6228

Subdivision:
Fall River



Beautiful wrap around front porch, covered rear patio, handscraped maple flooring in kitchen, dinette, dining, entry, laundry, family and powder room. Granite counters in kitchen with tile backsplash, tile floors and counter in baths, wainscotting throughout and landscaped yard with auto sprinklers.



3

528 Harris View Way Melba, Idaho



Boyce Construction, Inc.



Jerry Boyce
465-0199

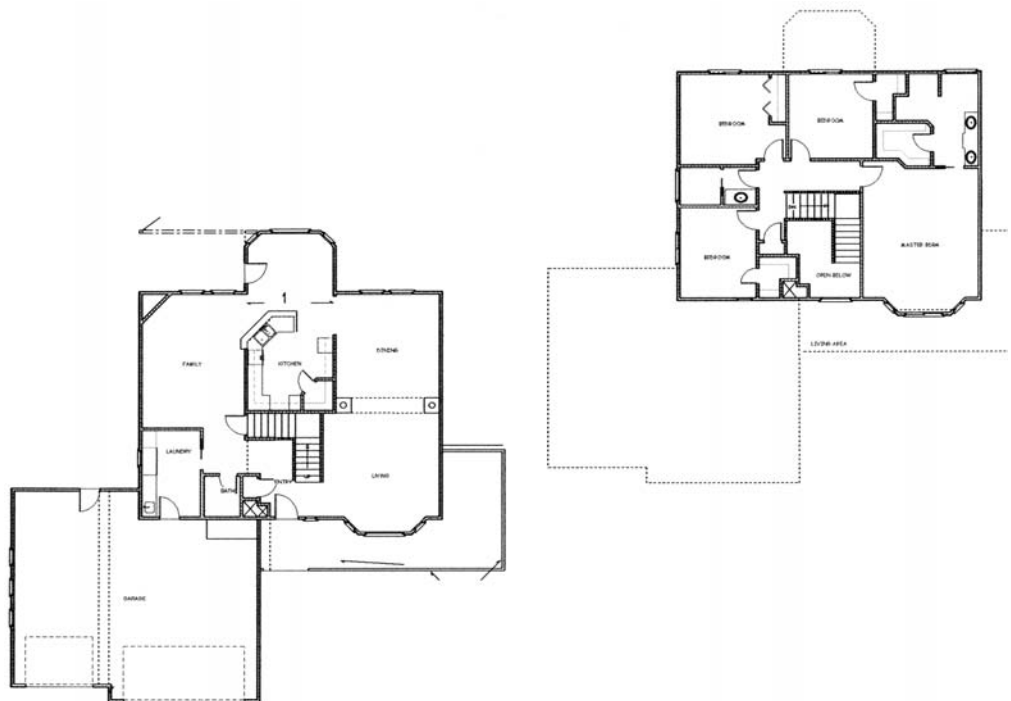
Total Price:
\$394,900

Architect/Designer:
Boyce
Construction, Inc.

Realtor:
Team One Service,
Jerry Boyce Jr.
713-6228



This home sits on 1½ acres with stunning view of the Owyhees and the Boise front. Beautiful wrap around front porch, covered rear patio, handscraped maple flooring in kitchen, dinette, dining, entry, laundry, family and power room. Granite counters in kitchen with tile backsplash, tile floors and counters in baths, wainscotting throughout and landscaped yard with auto sprinklers.



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BE SURE TO STOP BY OUR FALL PREVIEW HOMES

10 BY DOUG LASHER CONST. **17** BY MORGAN CREEK HOMES

LAKES AT TELAGA
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A CHAPPARAL DEVELOPMENT COMMUNITY

contact

*Offer good for any contract accepted during the 2007 Fall Preview of Homes. Some restrictions apply.

ANDREA CODDENS
TIM JESSEN

208.672.8040
208.890.6369

ACODDENS@MSN.COM
TIMJESSEN@WOODHOUSEGROUP.NET

Woodhouse Group
www.LakesAtTelaga.com



4

1017 S River Stone Drive Nampa, Idaho



Bradshaw Construction



Sallie Palleria
454-3936
371-3037

Square Footage:
2,647

Home Price:
\$299,900

Architect/Designer:
Bill Stallcup

Landscape Designer:
IdaPro

Realtor:
Silverhawk Realty,
Kent Bradshaw

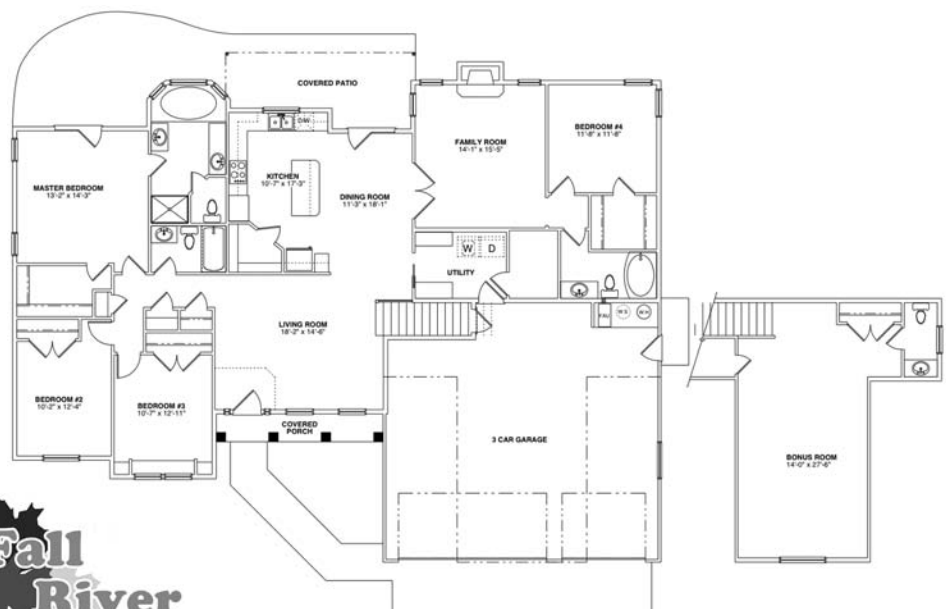
Financed by:
Mountain West
Bank

Subdivision:
Fall River



"The Chadwick"

This beautiful 4 bedroom, 3 bathroom home is complete with front landscaping and sprinklers. The master bedroom is a generous size, with a covered patio ideal for a hot tub. The kitchen has a user-friendly layout for the chef in the family. The large 502 sq ft bonus room is the movie lovers dream space for a home theater. The storage space in this home will be more than enough to store all your treasures. The fourth bedroom is great for that teenager who needs their own space.



5

2801 Aspen Falls Avenue Caldwell, Idaho



Bradshaw Construction



Sallie Palleria
454-3936
371-3037

Square Footage:
2,556

Home Price:
\$269,900

Architect/Designer:
Bill Stallcup

Landscape Designer:
IdaPro

Realtor:
Silverhawk Realty,
Stephanie
Rohrdanz

Financed by:
Mountain West
Bank

Subdivision:
Willow Falls



"Savannah"

This miraculous and spacious 4 bedroom, 2½ bathroom home is perfect for a growing family. The round about kitchen has granite counter tops, stainless steel appliances, and a large walk-in pantry. The master bedroom wing will make a wonderful retreat after a long day at work. With a soaker bathtub and a private water closet, it makes the retreat all that more enjoyable. The bonus room upstairs is multi-friendly with a playroom and a computer room, as well as the bonus room upstairs there are three bedrooms.



6

11406 W Cumberland River Drive Nampa, Idaho



CBH Homes



Corey Barton
442-8474

Square Footage:
2,526

Total Price:
\$231,724

Architect/Designer:
CBH Homes
RCE-923

Interior Furnishings:
Sage Brush, LLC

Realtor:
CBH Homes Sales & Marketing,
Kit Fitzgerald

Subdivision:
Copper River Basin



"The Columbia"

This incredibly open and bright two-story home features a beautiful great room that encompasses the oversized kitchen with stained maple cabinets, Kenmore appliances, laminate flooring throughout the traffic pattern and a full travertine tile backsplash. The main level has a cozy gas fireplace with tile surround, living room and a flexible den, perfect for guests, an office or play room. Four oversized bedrooms surround an open loft upstairs, and the master suite includes a separate shower, soaker tub and raised dual vanity. In addition to its spaciousness, "The Columbia" has features that make the owners tasks a bit easier – the laundry room is upstairs with the bedrooms, the pantry has plenty of space for all of your items, and the front porch is perfect for an afternoon conversation. This home is a must see on your tour – located in one of Nampa's premier communities, Copper River Basin, featuring pocket parks and a pool and clubhouse soon to come!



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7

2720 Colfax Drive Caldwell, Idaho



CBH Homes



Corey Barton
453-9000

Square Footage:
1,644

Total Price:
\$152,640

Architect/Designer:
CBH Homes
RCE-923

Interior Furnishings:
Sage Brush LLC,
Lisa Banks

Realtor:
CBH Homes Sales
& Marketing,
Renee Baird

Subdivision:
Aspens



"The Alaska"

This wonderful split bedroom floor plan includes an open kitchen with recessed lighting, white Energy Star appliances, large breakfast bar and tile accents. The main level master suite has an oversized vanity, garden soaker tub and large walk-in closet. The upstairs bonus room is perfect for a home theater, arts and crafts room, home office, recreation room or whatever your heart desires! Don't miss out on the beautiful Aspens community and this terrific plan!



8

8009 East Australis Drive Nampa, Idaho



Continental Custom Builders, LLC



Dan Bailey
467-2585

Square Footage:
2,976

Architect/Designer:
Continental
Custom Builders,
LLC

**Landscape
Designer:**
Continental
Custom Builders,
LLC

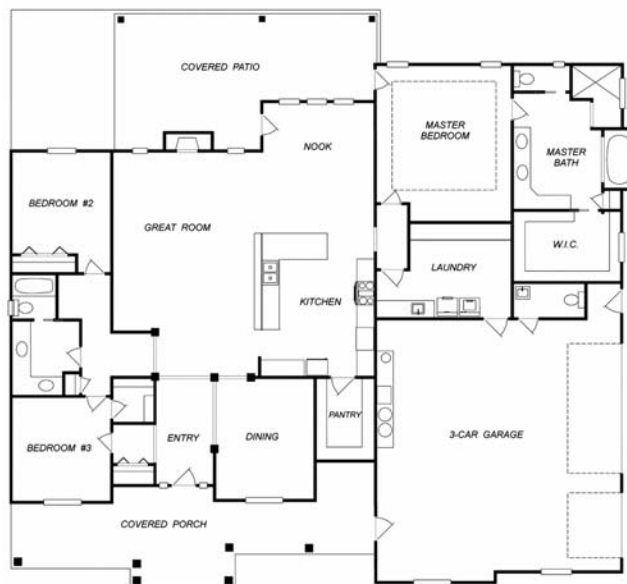
Financed by:
Home Federal Bank

Subdivision:
Northpointe



"The Rosewood"

"The Rosewood" features three bedrooms, two full baths, two 1/2 baths, large open floor plan with 10 foot ceilings throughout. Exceptional master suite, a must see kitchen with a butler's pantry. A large mudroom, utility room, and outdoor kitchen. This home sits on an acre and is perfect for entertaining or just relaxing.



Continental Custom Builders



9

11553 W. Norman Street Nampa, Idaho



Cotner Building Company



John Cotner
941-9623

Total Price:
\$319,900

Architect/Designer:
Cox Design

Landscape Designer:
Swan Creek Landscape

Realtor:
Keller Williams Realty West, Betty Holton

Financed by:
Washington Federal Savings

Subdivision:
Rockwell Village

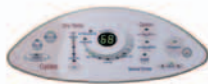


This is a three bedroom, two bath empty nester style single level home. This handicap accessible floor plan has custom cabinets, granite countertops and a see through fireplace between the dining and living areas with built-in bookshelves surrounding it. Custom woodwork abounds in every room of the craftsman style bungalow. This home is fully landscaped, fenced and sits on a corner lot with side entry garage in Nampa's only 100% energy community "Rockwell Village".





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10

8117 Goldstream Court Middleton, Idaho



Doug Lasher Construction, Inc.



Doug Lasher
286-0600

Square Footage:
4,499

Architect/Designer:
Lawson Design Inc.

Financed by:
RBC Builder

Subdivision:
Lakes at Telaga



“Waterbury”

The “Waterbury”, built by Doug Lasher Construction, Inc., is a two-story home with a grand entry, dining and living room. The custom built alder cabinets and granite counters add beauty and warmth to the spacious kitchen and nook that overlook the family room. Finishing off the main level is a den and the master retreat. Upstairs you’ll find a second family (or rec/game) room, theater room, three additional bedrooms and two baths. You will enjoy the waterfall views from this spacious home site located in one of Middleton’s elite subdivision. Come and experience for yourself what the “Waterbury” has to offer.



11

15761 Eclipse Drive Caldwell, Idaho



Gene Oaklund Construction



Gene Oaklund
250-5803

Square Footage:
3,406

Total Price:
\$474,900

Architect/Designer:
Lawson Design

Landscape Designer:
Rainy Day

Realtor:
Team Realty,
Jim Thompson
870-5228

Financed by:
Washington Federal



"The Callaway"

Gene Oaklund Construction presents this quality 3,406 square foot home located on a .89 acre lot in Moonstruck West Subdivision across the street from Lake Lowell. This home provides space inside and out. The inside features a large kitchen with slab granite counters, hickory hardwood flooring, a center island, quality hickory cabinetry with crown moldings, under cabinet lighting, full tile backsplash and a walk in baker's pantry. The huge master suite features a sitting area, a tile shower, jetted tub, tile counters and flooring in the bathroom and two vanities. The floor plan features three bedrooms, three bathrooms, a formal dining room, office, and bonus room with a wet bar and full bathroom. The .89 acre lot features a fully landscaped front yard, pressurized irrigation and plenty of room for a shop and/or pool.



12

15605 Eclipse Drive Caldwell, Idaho



Gene Oaklund Construction



Gene Oaklund
250-5803

Home Price:
\$369,900

Lot Allowance:
\$150,000

Total Price:
\$519,900

Interior Furnishings:
360 House

Landscape Designer:
Rainy Day

Realtor:
Team Realty, Jim
Thompson and Kem
Marshall

Financed by:
Washington Federal
Savings



"The Executive"

You won't want to miss this amazing executive style home by Gene Oaklund Construction. Upgrades and class best describe this custom single level home located on just under one acre in Moonstruck West Subdivision. The huge master suite features a built in desk area, a sitting area, doors to its own covered patio, a gigantic master closet with access from the bathroom or bedroom, custom tile work on the floors, tub, and walk-in shower. The office showcases a custom barrel ceiling, wainscotings, crown moldings, and double glass doors. There is crown molding throughout the house, hardwood flooring, quality cabinetry, rock fireplace, and much, much more!!! Over 1,000 sq. ft. of covered patio area and a 1,400 sq. ft 4-car garage. The floor plan features three bedrooms, 2.5 baths, a formal dining room and a great office.



13

11645 W. Norman Street Nampa, Idaho



Holton Homes Inc.



Walt Holton
463-1925

Square Footage:
2,206

Total Price:
\$299,900

Architect/Designer:
Lawson Design

Landscape Designer:
Double T Landscaping

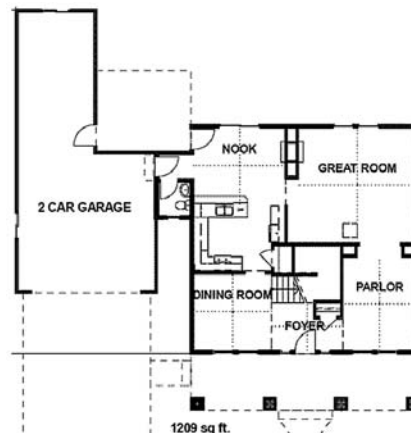
Realtor:
Keller Williams Realty West, Betty Holton

Subdivision:
Rockwell Village



"The Christian"

Welcome home to Holton Homes' four square style home "The Christian". This home has the look of yesteryear with super energy efficient technology of today. Many upgraded energy saving features include 93% gas furnace, Low E windows, and a Rinnai on demand tank less hot water heater. Another energy saving upgrade is the expanding Sealection 500 spray foam insulation in the walls and attic creating a conditioned attic. Enjoy craftsman decorative touches throughout this home. Holton Homes offers an eighteen month warranty, are independently inspected and certified, and exceed ENERGY STAR standards.



14

13630 South Coquille Nampa, Idaho



Intermountain West Homes, LLC



Bryan Wright
703-0152

Total Price:
\$249,900

Architect/Designer:
T. A. Whitworth
Architect

**Interior
Furnishings:**
Home
Enhancement Co.

**Landscape
Designer:**
Lakeshore Nursery

Realtor:
Harvest Realty,
Robert Forbes

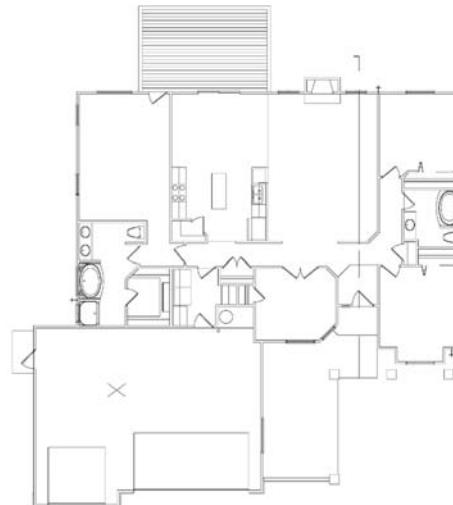
Financed by:
Washington Federal
Savings

Subdivision:
Morningside



“The Skyview”

This home is built by Intermountain West Homes, LLC and is located in Morningside Subdivision in Nampa. The front courtyard covered with a cedar trellis and plenty of stamped concrete lets you know that this house is unique. Once you come inside you will know you're home! From the warm colors, accent walls, cherry cabinets, and outstanding finished work, from the arches and columns that separate the kitchen and living room to the detail in the dining and den. Other features include three bedrooms, two baths, den, 9' ceilings, granite center island, hardwood floors, huge master bath and closet, rock fireplace, pre-wired for alarm, surround sound and outdoor speakers. Hot and cold hose bibs for washing your car or filling the HOT TUB that will stay with the house if bought during the Fall Preview of Homes!



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2007 PARADE HOME WINNER

The Rosewood

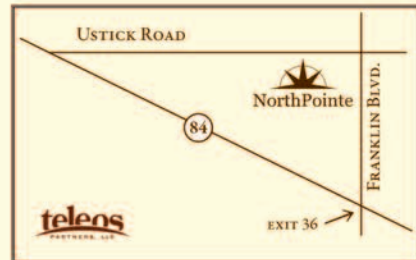
Amazing outdoor kitchen. Full custom landscaping and shop pad on .95 acres.
3 bedroom, 2.5 bath, 2,976 square feet.

Fall Preview Home #8



FEATURED BUILDERS

*Bradshaw Construction
Continental Custom Builders
Pioneer Homes
Solid Rock Homes
Tamarack Custom Homes*



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Andi & Tracy
RYAN, CSP, GRI KASPER, GRI, ASSOC. BROKER
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"Your Real Estate Connection to the Boise Valley"



15

15738 Eclipse Drive Caldwell, Idaho



Kinzler Builders and Development Inc.



Chip Kinzler
880-1705

kinzlerbuilders.com

Square Footage:
4,850

Architect/Designer:
Hansen Drafting
and Design

**Landscape
Designer:**
Rainy Day
Irrigation &
Landscape

Realtor:
Team Realty,
Jim Thompson
870-5228



"Family Matters"

Come and visit another quality built home by Kinzler Builders that would fit the lives of many families looking for a new home. This home has many custom features including Corian counter tops throughout, custom trim work, extensive hand scraped hickory hardwood floors, custom cherry cabinets in the kitchen and custom knotty alder cabinets throughout the rest of the home. "Family Matters" boasts a huge kitchen that opens to the dining room and the living room. The upstairs is the kids' haven, with a TV room and a built in desk to accompany the three bedrooms and full bathroom with double vanities. This home is also built to the Energy Star standard for the highest level of energy efficiency and indoor air quality. "Family Matters" is a fun and delightful home to see, please enjoy the visit.



16

15651 Eclipse Drive Caldwell, Idaho



Kinzler Builders and Development Inc.



Chip Kinzler
880-1705

kinzlerbuilders.com

Square Footage:
3,045

Architect/Designer:
Stallcup Design

Landscape Designer:
Rainy Day Irrigation & Landscape

Realtor:
Team Realty
Jim Thompson
870-5228

Financed by:
Washington Federal Savings



"Villa Paradiso"

"The Villa Paradiso" showcases the exquisite attention to detail in all phases of construction that come standard by Kinzler Builders & Development Inc. With custom finishes throughout the home and built to the Energy Star standard for the utmost of energy efficiency and indoor air quality, you will be amazed with the beautiful feature of "The Villa Paradiso". Other custom features included in this home are granite counter tops, custom knotty alder cabinets, generous amounts of hardwood and tile floors, and a beautiful gas-burning fireplace. This home has three bedrooms plus an office, dining/sitting room and a huge kitchen and family room area, all this offered in a single level 3045 sq ft home. Make sure not to miss the luxurious master suite including his and her closets, his and her vanities, walk in shower and exquisite tub surrounded by four archways. Kinzler Builders hope you enjoy your tour of " The Villa Paradiso".



17

8002 Goldstream Court Middleton, Idaho



Morgan Creek Homes, LLC



Morgan Ririe
895-8122

Square Footage:
4,060

Home Price:
\$517,000

Lot Allowance:
\$282,000

Total Price:
\$799,000

Architect/Designer:
Matt Reid/Morgan
Creek Homes
Designer

**Interior
Furnishings:**
Morgan Creek
Homes

**Landscape
Designer:**
Ironcreek, LLC

Realtor:
Woodhouse Group,
Tim Jessen

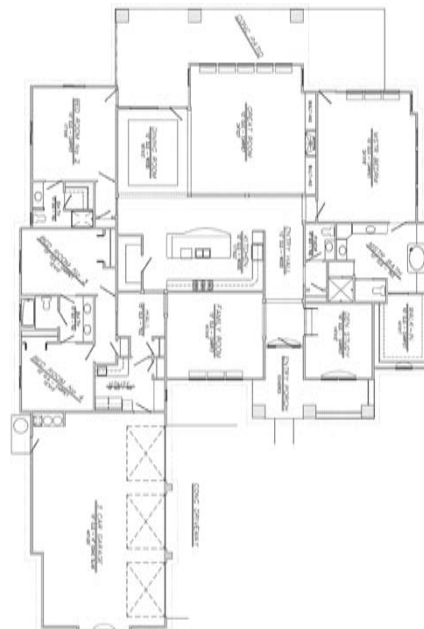
Financed by:
Action Mortgage

Subdivision:
Lakes @ Telaga



"The Monte Carlo"

This 4000 square foot true single level home is a luxury masterpiece. The split bedroom design features a master suite with bath and walk-in closet, a guest master suite with private bath, two bedrooms that share a jack and jill bath for a total of four bedrooms and three and a half baths. Sweeping arches frame the great room and dining area from the central kitchen. Ten and twelve foot ceilings, an open floor plan and lots of natural light lend a feeling of grandeur to this custom home situated on an acre lot in Middleton's Lakes @ Telaga Subdivision.



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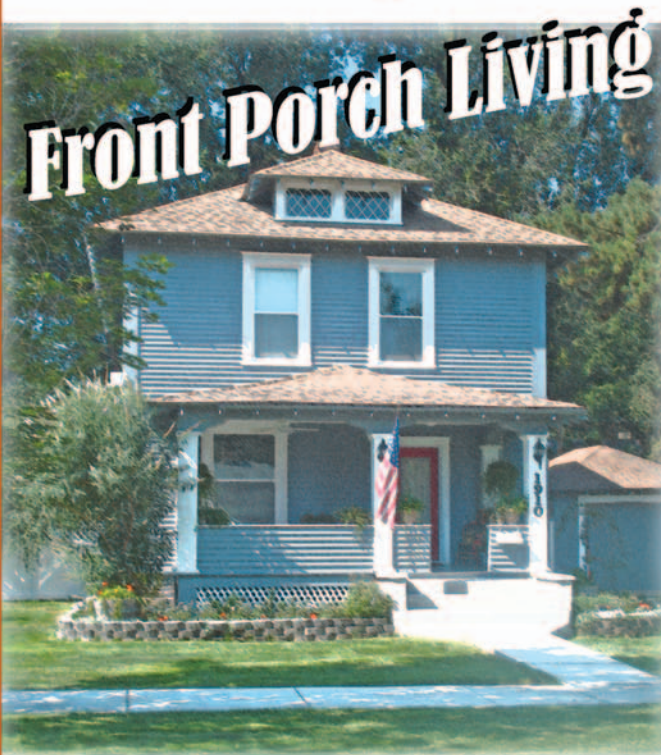
208-230-5625
WWW.AMBERNIGHTS.COM

MAP

MAP

Woodgate

Subdivision



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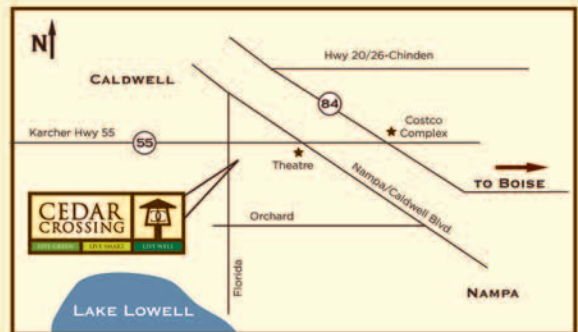
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OldenKamp Construction



**Josh
OldenKamp**
454-2814

Square Footage:
2,312

Total Price:
\$312,000

Architect/Designer:
F J Custom Design

**Interior
Furnishings:**
Rostock
Furniture/Douglas
Bedroom Design

**Landscape
Designer:**
Custom Lawn &
Landscape

Realtor:
Canyon Realty,
Greg Sittig

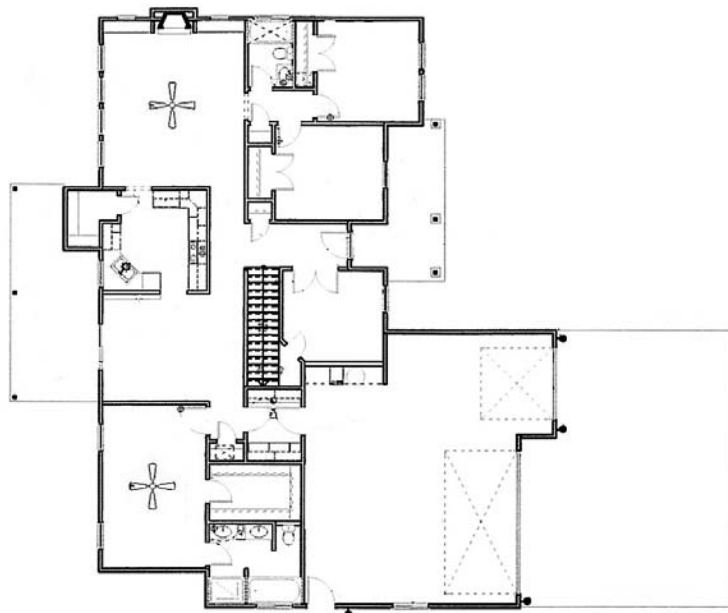
Financed by:
Home Federal Bank

Subdivision:
Newbury



"Larkspur"

Another fine OldenKamp Construction home in Caldwell's Newbury Subdivision. All the extras included: gourmet kitchen with hickory cabinets, rare Brazilian granite, rustic hardware, copper pot filler, large walk in pantry and more!!! Custom built-in home theater system with digital projector, screen and in-wall speakers, low-E windows, central vacuum system, natural maple floors, fully landscaped yard with four trees, decorative rock and automatic sprinklers.



19

2707 Wintercrest Street Caldwell, Idaho



Old West Quality Homes



Rod Rhoades
573-9111

Square Footage:
1,669

Home Price:
\$170,000

Lot Allowance:
\$ 35,000

Total Price:
\$205,000

Architect/Designer:
Mechanical
Drafting Services

Landscape Designer:
Smokey Mountain
Landscape Inc.

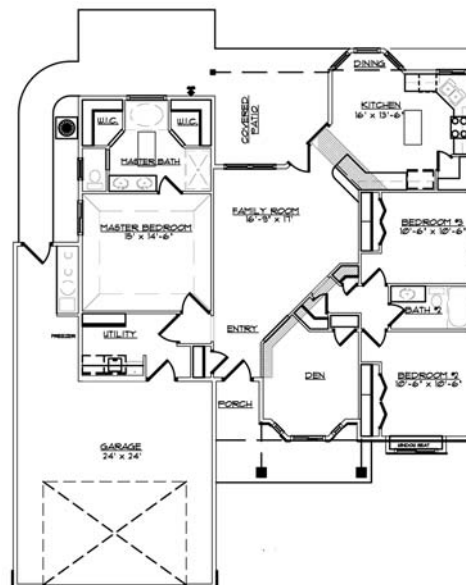
Realtor:
Keller Williams,
Rhett Rhoades

Subdivision:
Four Seasons



"Mustang II"

This BRAND NEW HOME is LOADED! Excellent open floorplan w/office! Great neighborhood! Beautiful and upgraded throughout... kitchen cabinets with crown molding and more, upgraded carpet, light fixtures and hardware, large master suite w/large soaker tub, separate shower, dual vanities, folding table in laundry room, mud bench, larger garage, utility sink, shop area, sidewalk, fully fenced, an ENERGY STAR HOME, and to top it off a hot tub pad and hookup!! Includes a washer and dryer and 1-year Home Warranty!





Old West Quality Homes



Rod Rhoades
573-9111

Square Footage:
1,400

Home Price:
\$128,900

Lot Allowance:
\$ 35,000

Total Price:
\$163,900

Architect/Designer:
Mechanical
Drafting Services

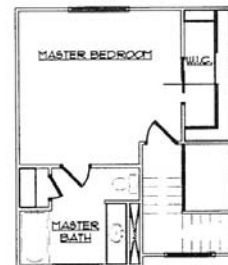
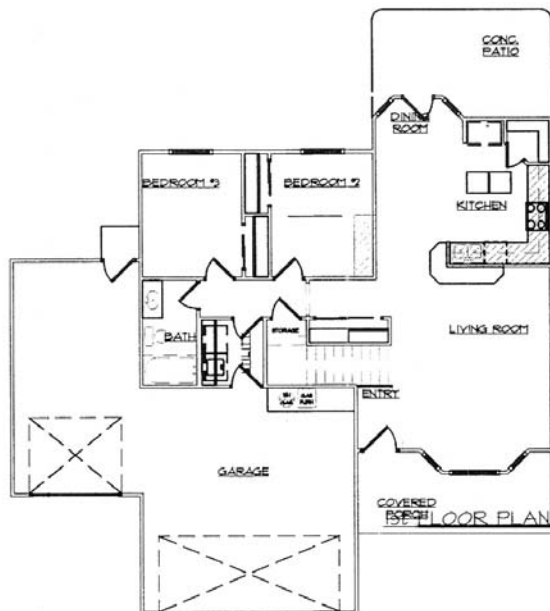
Landscape Designer:
Smokey Mountain
Landscape Inc.

Realtor:
Keller Williams,
Rhett Rhoades



"Welch 1410"

THE WELSH by Old West Quality Homes offers a BEAUTIFUL Craftsman Style Home w/front porch, trees, landscape, full sod and auto sprinklers. Granite tile in kitchen, full backsplash, knotty alder cabinets, glass pantry door and a cast iron sink! Full wood-wrapped windows, thick headers, wider baseboards. Mini blinds in back door window. Builder ammenities throughout!! 30 yr. architectural shingles, hardiplank siding, fencing on south side. Private master suite upstairs! All for \$163,900! Just 30 minutes from Boise.



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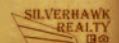
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21

3640 E Sunrise Rim Court Nampa, Idaho



Pallesen Builders, Inc.



Brian Pallesen
989-4365

Square Footage:
2,700

Home Price:
\$309,900

Lot Allowance:
\$ 60,000

Total Price:
\$369,900

Architect/Designer:
Hansen Drafting
& Design

Landscape Designer:
Landscaping Plus

Realtor:
Coldwell Banker
Aspen Realty
Janeen Sanchez
870-9178

Financed by:
Washington
Federal

Subdivision:
Vista Ridge



This beautiful home built by Pallesen Builders, Inc. features: stucco and rock exterior, custom built cabinets, custom woodwork throughout, crown molding, hardwood floors, custom tile and granite, large master suite, large jetted tub, central vac, 2 x 6 exterior walls, 90%+ gas furnace, bonus room with full bath and fully landscaped and fenced yard.

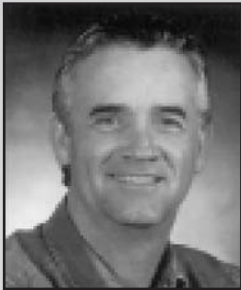


22

2014 W Silver Creek Drive Nampa, Idaho



Precision Builders



Jeff Wade
890-4773

Architect/Designer:
Precision Builders,
Jeff Wade

Landscape Designer:
J. T. Enterprises

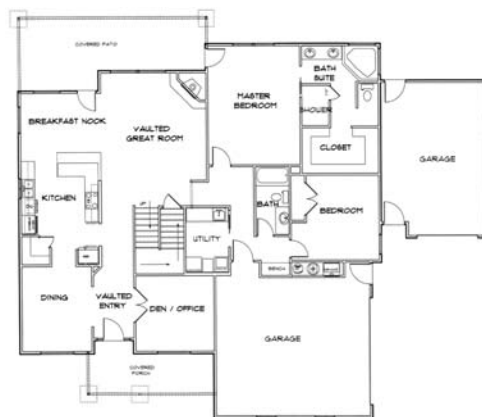
Realtor:
ReMax Advantage,
Sherri House,
989-4779

Financed by:
Mountain West
Bank

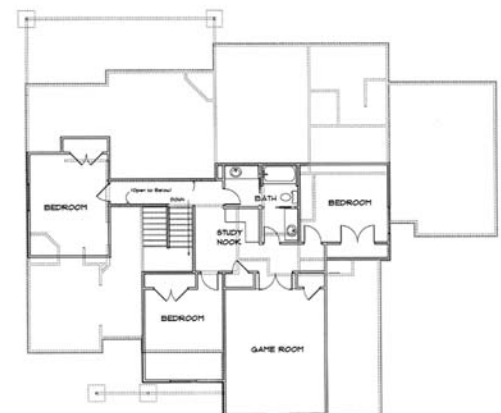
Subdivision:
Fall River



Another original design by Precision Builders. This 3,239 square foot home features: five bedrooms, 3+ baths, vaulted living room, TV/game room, office/den, kitchen complete with double ovens, granite counters, hardwood floors opening to a breakfast area and formal dining. The master suite features a large tile shower and jetted corner tub. Complete landscape package with fencing and entry water feature. Ask about our closing and cash credits!!!!



Main Floor



Upper Floor



23

11157 W River Lane Caldwell, Idaho



Shervik Builders Inc.

"Quality Is Not Expensive, It's Priceless"



Jim Shervik
466-2500

Square Footage:
4,451

Total Price:
\$739,900

Architect/Designer:
Lawson Design

Landscape Designer:
J & T Enterprises

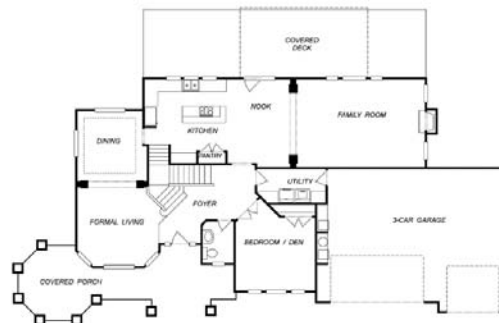
Realtor:
Harvest Realty

Financing:
Home Federal Bank

Subdivision:
West River



Two and one-quarter acres with View! View! View. Four bedrooms, 3 1/2 baths, 2 90% furnaces, exceptional front porch, two large covered patios, custom woodwork, knotty alder wood trim, two laundry rooms, step up to master suite, walk-in shower, jetted tub, oversized walk-in closet, three game rooms, formal living, formal dining, craft room, finished with kitchen to die for with alder custom cabinets and granite countertops.



MAIN LEVEL



DAYLIGHT BASEMENT



UPPER LEVEL



Snake River Valley Building Contractors Association

Membership Benefits/Bonuses

Three-In-One Advantage –

As a member of the SRVBCA, you are automatically a member of and receive full membership benefits from the Idaho Building Contractors Association and the National Association of Home Builders. Membership provides you with access to a wide range of products and services that meets your business needs. Being a member of the SRVBCA you have access to the complete and updated membership lists.

Advertising –

Advertising opportunities are available in the Parade of Home Magazine and Fall Preview of Homes Magazine. The magazines are distributed throughout the valley. All builder homes will have magazines available for the public as well as the BCA office and local businesses.

Free Legal Assistance –

Available from NAHB experience team of attorneys.

Educational Opportunities –

From educational seminars and workshops to council meetings and programs. SRVBCA offers its member many opportunities to stay current on issues and ideas crucial to the industry.

Support Your Industry –

A strong organization is the key to success in an industry. By becoming a valuable member of this association, you are sharing your time, ideas, and suggestions and in turn, supporting your industry.

Committee Involvement –

SRVBCA members have a voice in the association directions through committee participation. Getting involved in the SRVBCA is the key to membership success.

Legislative Affair/Services –

Legislation on the local, state and national levels, regarding the building industry is closely monitored. SRVBCA works with IBCA and NAHB as your watchdog and advocate.

Access to NAHB.org –

NAHB's member only online community on the World Wide Web offers up-to-the minute news reports, reference material and industry news chat room.

SRVBCA Website – www.srvbca.com

Offered to SRVBCA members only. If you have your own website and would like to be linked with our website this is a membership advantage at no cost. Just provide us with your address.

Association Support –

Standing alone, SRVBCA members are a voice in the dark. But united through a strong association, much can be accomplished for the good of the building industry and the community in which we live. Each member will benefit from becoming involved and doing business with other members.

Networking Opportunities –

From membership meetings, SRVBCA Golf Tournament, Builder's Expo, SRVBCA Bowling Tournament, Christmas Awards Banquet and installation of officers, Parade of Homes committees, and the Fall Preview of Homes committees the SRVBCA offers many opportunities for members to meet and network with each other.

Membership Directory –

The SRVBCA Membership Directory is truly the "yellow pages" of this industry. Inclusion and access to this directory are great ways to contact and be contacted by fellow SRVBCA members and the public!!!!



Solid Rock Homes



Randy Neary
573-5268

Square Footage:
2,560

Home Price:
\$239,900

Lot Allowance:
\$ 65,000

Total Price:
\$304,900

Architect/Designer:
Cox Design

Landscape Designer:
Smokey Mountain Landscape

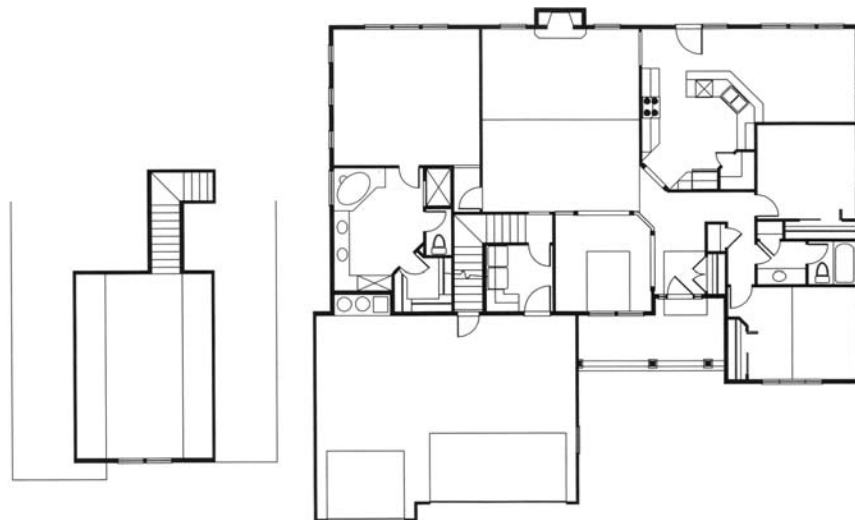
Realtor:
Silverhawk,
Tracy Kasper and
Andi Ryan

Financed by:
Magellan Capital Management

Subdivision:
Vista Ridge



Welcome to this beautiful house on a cozy Vista Ridge lot. Fully landscaped with partial fence, large living room with office or formal dining, gorgeous kitchen with full window wrapped dining area. Split bedroom and spacious master bedroom with large master bath. Don't forget the extra space of the bonus room above the two car garage.



25

2012 Winterwood Court Nampa, Idaho



Stonehaven Custom Homes



Mike Owsley
880-5583

Square Footage:
3,450

Architect/Designer:
Hansen Drafting
& Design

**Landscape
Designer:**
Creekside
Landscape

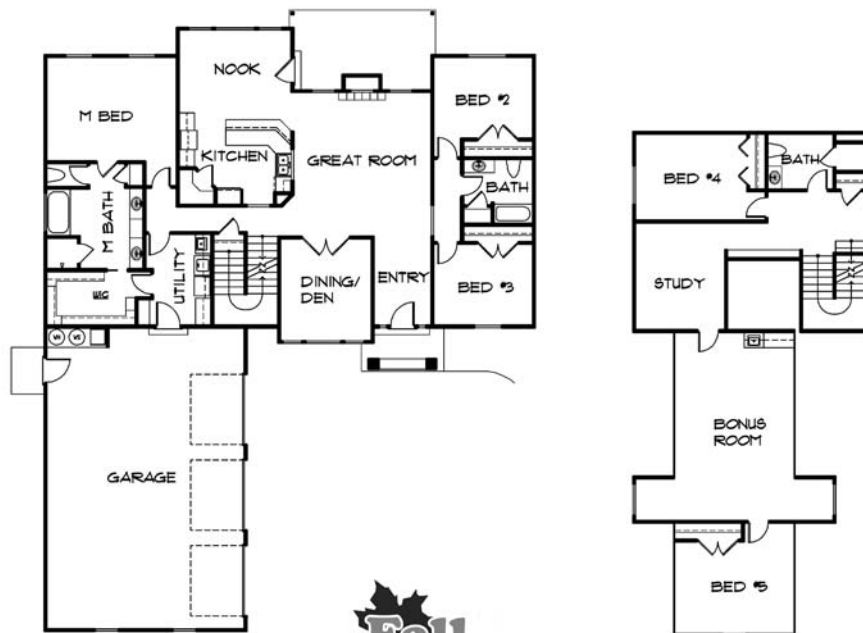
Realtor:
ReMax Advantage,
Patsy Kline

Financed by:
Washington
Federal Saving
& Loan

Subdivision:
Fall River



This home built by Stonehaven Homes features five bedrooms, three baths, bonus room with wet bar, central vac, custom alder cabinets, granite tile counters, formal dining room, den, three car garage and tile floors throughout.



26

11650 W Norman Street Nampa, Idaho



Stonehaven Custom Homes



Mike Owsley
880-5583

Square Footage:
2,800

Architect/Designer:
Hansen Drafting
& Design

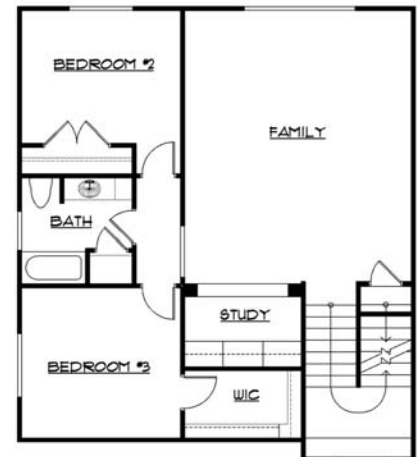
Realtor:
Keller Williams,
Betty Holton

Financed by:
Washington
Federal Saving
& Loan

Subdivision:
Rockwell Village



This beautiful home built by Stonehaven Custom Homes is an Energy Star Home featuring hardwood and tile flooring, gas cook-top with double ovens, custom alder cabinets, slab granite, whole house audio, large great room with wet bar, office or den, central vac, unfinished bonus room, large three car garage and covered patio.



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27

1204 W Belknap Drive Nampa, Idaho



Tamarack Custom Homes Inc.



Phillip Mills
880-0183

Square Footage:
1,998

Home Price:
\$176,000

Lot Allowance:
\$ 53,000

Total Price:
\$229,000

Architect/Designer:
Rock Creek Home Design

Interior Furnishings:
CHF

Landscape Designer:
Tamarack Custom Homes Inc.

Realtor:
Silverhawk Realty,
Tracy Kasper

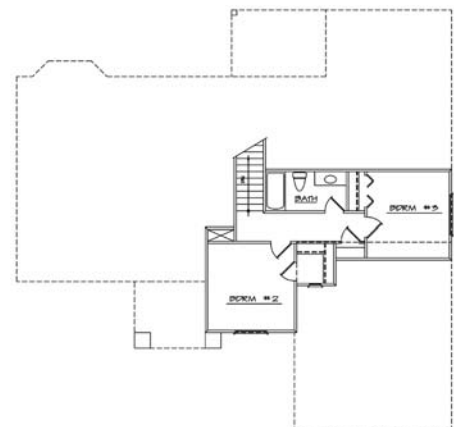
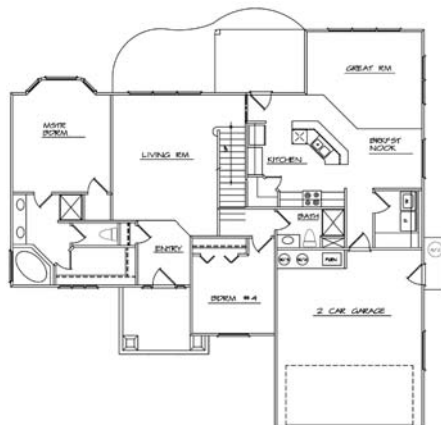
Financed by:
Mountain West Bank

Subdivision:
The Sands Pointe



"The Wilkins"

You won't believe the custom quality that Tamarack Custom Homes Inc. brings into every home! From the stucco accents surrounding the arched front walkway, to the grand 11' ceilings of the covered back patio with full columns, you will see detail after detail. The kitchen which features an island with granite tile, hardwood floors and walk-in pantry, expands into the family room from great family gatherings! You will also enjoy the separate living room and master suite which are situated on the main level. The master bathroom showcases a soaker tub and separate shower with tile accents, tile floors and walk-in closet! This amazing two-story features two more bedrooms upstairs – one with a walk-in closet! Fully landscaped with full automatic sprinklers, full sod! 92% furnace, blown-in insulation, data/cable wiring throughout with media panel. Come and see the difference!



28

3912 Kingston Avenue Caldwell, Idaho



Tamarack Construction



Buck Jacobs
724-2306

Square Footage:
2,063

Home Price:
\$214,500

Lot Allowance:
\$ 50,400

Total Price:
\$264,900

Architect/Designer:
Richards Homes

Interior Furnishings:
R.C. Willey

Landscape Designer:
Tjay Jacobs

Realtor:
Canyon Realty,
Greg Sittig

Financed by:
Washington
Federal Savings
& Loan

Subdivision:
Newbury



“Flint Spring”

This home features a split bedroom plan with bonus room above the garage, 9' ceilings throughout that makes this house feel roomy and provides functionality. “In House” framing and siding guaranties quality work where it is more important. This home is true craftsman style with beautiful accents on the exterior and charming woodwork inside. You want buyer’s incentives – just come inside and look around. You will find plenty in this home.





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Continental Custom Builders, LLC
- **11553 Norman, Nampa**
Cotner Building Company
- **11564 W Norman St., Nampa**
Stonehaven Custom Homes
- **11645 W Norman St., Nampa**
Holton Homes Inc.
- **2707 Wintercrest, Caldwell**
Old West Quality Homes
- **15738 Eclipse Dr., Caldwell**
Kinzler Builders and Development, Inc.
- **15651 Eclipse Dr., Caldwell**
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30

350 South Schober Loop Nampa, Idaho



Wild River Construction Inc.



Dan Stauffer
442-8985

Square Footage:
2,826

Home Price:
\$320,000

Lot Allowance:
\$ 58,000

Total Price:
\$378,900

Architect/Designer:
Rock Creek Home Design

Landscape Designer:
J T Enterprise

Realtor:
John L. Scott,
Boise, Jennifer
Horsley Stacey

Financed by:
Mountain West
Bank

Subdivision:
Vista Ridge



"Park View"

This four bedroom, three and a half bath quality built home backs up to a 2.5 acre park with play ground equipment and gazebo. The open floor plan is perfect for entertaining with hardwood floors in all traffic areas. The kitchen features an island, slab granite, tiled backsplash, stainless steel appliances and large pantry. Master has crown molding with rope lighting, travertine counter and tiled floor, shower and tub area. Upper level has a generous sized bonus room and bedroom with computer desks and a full bathroom. There is a rock fireplace and extensive custom woodwork through out the home. The three car garage is completely insulated and finished. Fully landscaped with water feature.





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Chip Kinzler
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Walt Holton
Holton Homes

Randy Neary
Solid Rock Homes



SRVBCA Builder-Developer Members

(List current as of October, 2007)

Bill Pugh Construction	Maupin Homes Inc.
Borup Construction Inc.	Meadowbrook Homes Inc.
Bradshaw Construction	McClure Enterprises
Capital Homes & Development Inc.	Morgan Creek Homes LLC
Castle Construction	New Beginning Homes
Chapparral Development Inc	Old West Quality Homes
Coleman Communities	Oldenkamp Construction & Development
Continental Custom Builders	Open Door Homebuilding
CBHHomes	Pallesen Builders Inc.
Cornerstone Custom Homes Inc.	Pioneer Homes Inc.
Cotner Building Company	Precision Builders
Doug Lasher Construction	Pyramid Construction
D. R. Horton Inc.	Robert Myers Construction
Gene Oaklund Construction	Royal Quality Homes Inc.
GNG Construction Inc.	Salisbury Borah Construction
Goldcrest Homes LLC	Shadowcreek Homes
Great Sky Development Inc.	Shawn Whitehead Construction
Harvest Homes Inc.	Shervik Builders Inc.
Hibbard Construction	Showcase Homes Inc.
Hill Built Custom Homes	SKC Inc.
Holton Homes Inc.	Sleight Construction Inc.
Hubble Homes LLC	Solid Rock Homes
Hunter Homes	Status Homes Inc.
Idaho Development & Housing Organization	Stonehaven Homes
Ideal Custom Homes	Tamarack Construction
Intermountain West Homes LLC	Tamarack Custom Homes Inc.
Jerry Boyce Construction	Teleos Partners LLC
Kevin Howell Construction Inc.	Trademark Homes
Kinzler Builders & Development	Triple Crown Development
L & L Builders Inc.	Union Land Company LLC
L & L Schaffer Homes LLC	Van Engelen Development Inc.
Lanco Inc.	Vision First LLC
M3 Custom Homes & Development	Wild River Construction
	Willis Creek Development



SRVBCA Associate Members

(List current as of October, 2007)

2-10 Home Buyers Warranty
Access Realty of Idaho
A-Co Inc.
Action Garage Door
Action Mortgage
Affinity Mortgage Corporation
Alliance Title
Alloway Lighting
American Stucco
ArtPro
Atkinson's Mirror and Glass
Backyards Unlimited
Ballenger Insurance
Bank of The Cascades, Caldwell
Banner Bank
Basalite Concrete Products
Big City Insulation of Idaho, Inc.
BMC West
Brandt Agency, Caldwell
Brandt Agency, Nampa
Building Components of Idaho
Buildingcredibility.com
Building Energy
Butte Fence Inc.
Cable One
Campbell's Siding and Windows
Canyon County
Canyon Owyhee School Service Agency
Canyon Realty
Carter Comfort Systems LLC
Cascade Windows
Coldwell Banker Aspen Realty, Nampa
Coltrin Central Vacuum Services
Cost Less Carpets
Countrywide Homes Loans
Custom Air
Darlene's Printing & Copy Center
Daystar Excavation Inc.
DBJET Enterprises
Dillabaugh's Flooring America
Egghead Home Media
Farm Bureau Insurance
Fiedler Masonry
First Bank General Services of the Treasure Valley
First Horizon Homes Loans, Nampa

First Mortgage Company
Forest Creek Inc.
Franklin Building Supply
Furniture City USA
Future Techs
G & G Insulation
G Bar B Painting
Gale Contractor Services (Masco)
Gem State Acoustical & Drywall Supply
Gem State Truss
George's Electric
Gloria Urwin's Real Estate Inc.
Gotcha Covered
Hansen Drafting and Design
Harvest Realty
Home Federal Bank, Boise
Idaho Concrete Co.
Idaho Independent Bank, Caldwell
Idaho Power Co.
Idaho Press Tribune
Idaho Real Estate Co.
Idaho Truss & Component
Idaho's New Community Showroom
Intermountain Community Bank, Nampa
Intermountain Gas Company
Jagen Realty
John L. Scott BOI
Keely's Drywall
Keller Williams
Keller Williams Realty West
KeyCo Real Estate
Kitchens by Design
Lee's Plumbing Inc.
Leisure Time of Boise
Lloyd Lumber Co.
Low's Ready Mix Inc.
Lowe's of Nampa
Magellan Capital Management
Masterplan Real Estate Marketing
Mike R. Fairchild Architect, LLC
Mitch's Carpet and Lighting
Mountain Central Vacuum Systems
Mountain States Plumbing & Mechanical Inc.
Mountain West Bank, Meridian
Mountain West Bank, Nampa

Nampa Appliance and TV
Nampa Floors and Interiors
Nampa School District
New Reach Inc.
OnPoint LLC
Overhead Door Co.
Paragon Electric
Peak Granite
Pioneer Title, Caldwell
Pioneer Title, Nampa
Power Pump & Electrical Supply
ProSoure Wholesale Floorcovering
R. C. Wiley Furniture
Real Estate ATLAS
Real Estate Inc. of Canyon County
Realty World Moore Premier Properties
ReMax Advantage
ReMax River Valley
Retract Vac Inc.
Ripley Doorn & Company PLLC
Sel Equity Real Estate
Silver Creek Supply
Silverhawk Realty
Smokey Mountain Landscape
South East Stucco and Stone
Stewart Title of Canyon County
Stone Lumber Co.
Stone Surfaces, Inc.
Swan Creek Landscape & Curbs
Taylor Drywall Inc.
Team One Services, LLC
Team Realty
The Masonry Center Inc.
The Real Estate Group
TitleOne Corporation, Caldwell
TitleOne Corporation, Nampa
Transnation Title, Caldwell
Transnation Title, Nampa
Treasure Valley Closets
Triple D Hauling
VeriSafe by Secure Pacific
Washington Federal Savings, Nampa
Wells Fargo Home Mortgage, Nampa
Western Woodwork Inc.
Windemere Real Estate
Woodhouse Group



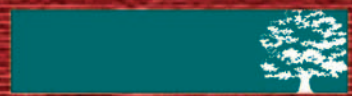
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