



Town Guide to the Treasure Valley

Welcome! Years ago when I moved to Boise the lure for me was the outdoor opportunities! But what intrigues me now is the varying communities within Boise! You can go from the quaint North End to downtown to a suburban setting in Meridian to sprawling acreage in Eagle!

It has, **something for everyone!**

In Real Estate, or more specifically the MLS – they have broken the regions into numbered areas;

- 100 – North Boise
- 200 – Northeast Boise
- 300 – Southeast Boise
- 400 – Boise Bench
- 500 – Southwest Boise
- 550 – Southwest Boise – Meridian
- 600 – West Boise
- 650 – West Boise – Meridian
- 700 – Garden City
- 800 – Northwest Boise / Garden City
- 900 – Eagle
- 950 – Star – Eagle
- 1000 – Southeast Meridian
- 1010 – Southwest Meridian
- 1020 – Northeast Meridian
- 1030 – Northwest Meridian

Note: East-West Boundaries in areas 500, 600, and 700 are divided by the Boise / Meridian school districts. Areas 650 includes all sub-division annexed into Boise on the West Border.

North End Leaves



Boise Bench



Meridian





Downtown

Overview: Downtown core has evolved into a bustling center of retail, dining, and culture. Epicenter of local politics; city hall to state Capitol. BSU and the main city library are also downtown.

Avg Home Price: \$314,504

The North End – areas 100

Overview: Tree-lined streets, young families, sleek bicyclist and diverse architecture are drawing people to Boise's historic North End Neighborhood.

It's an area that evokes the mood of eclectic cities like Portland or Seattle while maintaining a character that is unique Boise. Nestled between Downtown Boise and the Foothills, North End attractions include lazy weekends chatting in Hyde Park's restaurant patios, hiking the hill at Camel's Back Park and Halloween trick-or-treating along Harrison Boulevard.

Homes sizes and variety of architectural styles range from bungalow to sprawling multi-story grandeur. The north End's friendly sidewalks invite walking or pedaling to favorite neighborhood stops as squirrels chase each other up giant trees.

Avg Home Price: \$390,091

NorthEast Boise – area 200

Overview: Iconic Table Rock overlooks Northeast Boise and it's unmatched mix of historical homes, cultural and recreational offerings.

Nestled between the Boise River and the foothills, this neighborhood is full of hidden treasures like the Natatorium and Hydrotube, and the Old Idaho Penitentiary, not to mention the old homes of early Boise architecture along Warm Springs Avenue.

Avg Home Price: \$409,718

SouthEast Boise – area 300

Overview: Southeast Boise features a university neighborhood, lushly landscaped river-front subdivision and a new mixed-use neighborhood – all connected by the Greenbelt path that runs through the Area.

Avg Home Price: \$214,455

The Bench – area 400

Overview: 40,000 people live on the Boise Bench, an area that stretches north from the I-84 and minutes from BSU and Downtown. The neighborhoods' an array of architectural styles; from English cottages to Spanish-colonial homes inspired by the Boise Depot, a neighborhood landmark. The Bench has earned itself a reputation as the next North End.

Avg Home Price: \$145,568

South Boise – Area 500

Overview: If you're looking for purchasing power in the Boise the area, South Boise will give you a lot of options. Located South of I-84, these neighborhoods are 15 to 20 minutes away from downtown Boise. South Boise has many new developments with prices in affordable ranges.

Avg Home Price: \$192,991

SouthWest Boise – areas 550

Overview: The Southwest neighborhood is a mix of new subdivision, older homes on multi-acre lots and working farms. Commercial and retail businesses fill the north border, Overland Road, which is flanked on the south by subdivisions. The further south you go, the larger the lots. The area's large tracts of undeveloped land have caught developer's attention. Several are putting together proposals to build planned communities – mini towns covering several hundred acres. Nearly all the southern Ada County is public land, guaranteeing resident's access to open space even though developers are gobbling up the remaining farmland.

Avg Home Price: \$168,398

West Boise – areas 600, 650

Overview: West Boise is home to Boise Towne Square Mall. House-seekers look for and like West Boise's mid-century homes for their generous square footage on larger lots.

Avg Home Price: \$143,469



Garden City – areas 700

Overview: Surrounded on all sides by Idaho’s capital city, Garden City is landlocked, but the sky’s the limit in this up-and-coming community of 12,000 residents along the Boise River.

Avg Home Price: 163,282

NorthWest Boise / Garden City – areas 800

Overview: With easy access to Foothills trails, Northwest Boise is a Mecca for mountain bicyclist, trail runners, dog walkers and nature lovers. A constant stream of road bicyclist cruise in the pedestrian lane on Hill Road, which runs along the base of the Foothills.

Northwest Boise also is known for its gardening centers and pastures – relics of a rural past and tradition that enrich residents’ lifestyles today.

Avg Home Price: \$237,603

Eagle – areas 900

Overview: Eagle has almost doubled in size since 2000, transforming the once quiet rural outpost in West Ada County to a bustling city that attracts diners and shoppers from across the Treasure Valley. Over 21,000 people now call Eagle home. Developers have discovered the beauty of the foothills north of Eagle and have proposed building up to 30,000 homes there.

Avg Home Price: \$460,548

Star – area 950

Overview: Today, young families, retirees and other folks have flocked to Star for the rural feel, small-town friendliness and homes that cost less than in neighboring Eagle.

With just over 5,500 residents, Star is the smallest incorporated city in Ada County. It’s about 15 miles from downtown Boise.

Avg Home Price: \$218,236

Meridian – areas 1000,1010,1020,1030

Overview: The once-rural dairy town began seeing a dramatic population and housing boom in the 1990’s when residential developers started buying up old farms in the northern part of the city. The city’s population has more than doubled, from 34,900 residents in 2000 to about 72,000 today.

Meridian is working hard to change its image as a bedroom community to Boise. The city’s urban renewal agency is spearheading mixed-use projects to revitalize the old downtown core and attract new restaurants, retail, office and residential buildings.

Avg Home Price:

1000 - SouthEast Meridian - \$203,687
1010 - SouthWest Meridian - \$331,689
1020 - NorthEast Meridian - \$182,447
1030 - NorthWest Meridian - \$174,623

Kuna – areas 1100

Overview: Kuna is a place where many families come to build or buy dream homes – though not necessarily castles or the half million dollar homes you find in Eagle. The West Ada city of more than 14,000 residents – once the fastest-growing city in the state – has become a magnet for families looking for starter and affordable homes.

Avg Home Price: \$202,076

** All Avg Home Prices are according to 3rd Quarter – 2010 Multiple Listing Service statistics.*

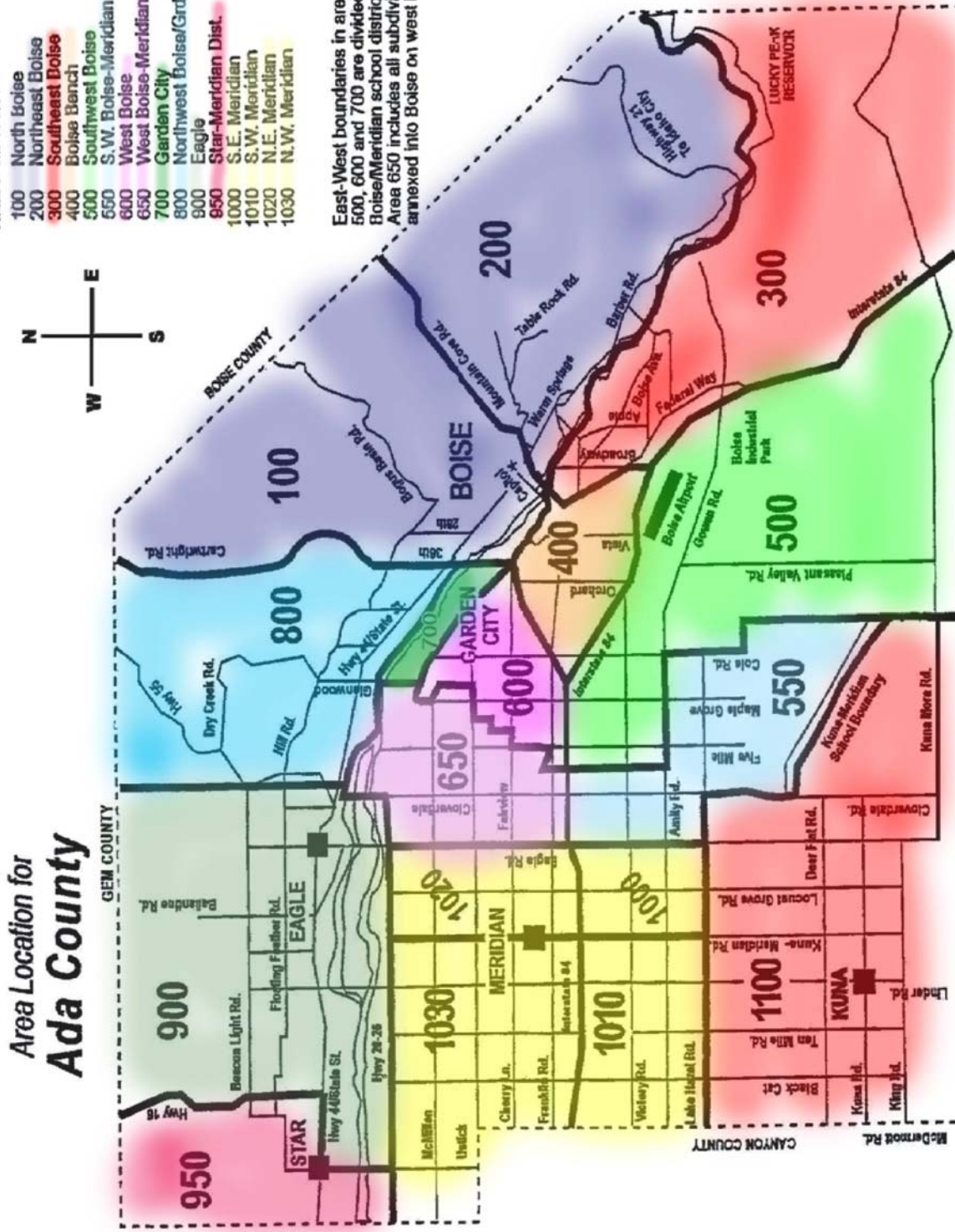


IDAHO REALTY INFO

with Atova

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Area Location for Ada County