



— The Treasure Valley
And Boise The Comprehensive

RELOCATION MAGAZINE

MEET AMHERST MADISON

The Vision

Our Vision is a real estate brokerage whose primary function is to serve as a pillar of ideas, professionalism, and community. A group of people who deal in humanity, not in transactions or tools. Professionals with heart. A company built to last by people who care. Impassioned with the vitality and spirit of everything that encompasses the word "home".

Amherst Madison was created to show people that a real estate brokerage can be more. More than the status quo. Instead, we can be connectors and creators; mavens; trusted advisors. Diligent and sincere members of a community who are more interested in building trust through lifelong relationships than in the dollar figure attached to their next sale. People... this is a business about people and their stories. We are here to learn those stories and who knows, maybe we can even share a few of our own along the way.





Our Mission

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AMHERST MADISON







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10 Reasons To Live In The TREASURE VALLEY

1. MORE FAMILY TIME

With less time commuting and an abundance of family-friendly activities, there are more opportunities to spend time with your family and make memories to last a lifetime.

2. FREEDOM

Freedom means a lot of different things to different people—in Idaho, it means less local government regulation than in neighboring states.

3. FOUR BEAUTIFUL SEASONS

Spring, summer, winter, and fall - every season in Idaho is a reason to celebrate. Each season brings about the excitement of getting outside and enjoying the outdoors.

4. ECONOMY & OPPORTUNITY

Diverse and evolving economic landscape, the Treasure Valley provides opportunities for startup companies, young talent, and experienced entrepreneurs, building on a well-laid foundation paved by long-standing, local corporations.

5. SAFE

Idaho has the third-lowest crime rate in the nation and Meridian and Middleton are among the top ten safest cities in Idaho.





6. THE GREAT OUTDOORS

Camping, fishing, hunting, hiking, mountain biking, river rafting, hot springs, skiing, golfing, off-roading, and much more — all within minutes to a couple of hours away.

7. ARTS AND CULTURE

Boise has first-class shopping, theater, live music, sporting events, festivals, dining, microbrew beer, wine tasting, and more.

8. HIGHER EDUCATION

Idaho boasts several top-ranking colleges and universities that compete at the highest levels in their dedicated fields of study.

9. SUMMER LIFE

Farmers markets, outdoor music festivals, First Thursday, river floating, camping — There is so much to do during summer in Idaho that it stays light until after 10 pm!

10. WINTER SPORTS

Skiing in Idaho is among the best in the country. The breathtaking scenery is the perfect complement for snowmobiling, cross-country skiing and snowshoeing.

LIFE IS BETTER HERE

Living in the Treasure Valley provides an unparalleled quality of life not found anywhere else in the nation. There is more family time, cultural entertainment, and adventure opportunities. Commutes are significantly shorter than larger cities, which means less time on the road and more time enjoying life.

You will quickly discover an abundance of activities for people of all ages and interests. There is easy access to open spaces such as rivers, lakes, and trails. A vibrant downtown with upscale dining and entertainment. Plenty of family-friendly indoor activities are also available year-round, including indoor rock climbing, ice skating, trampoline parks, and more.

The Treasure Valley has so much going for it. A vibrant urban/ metropolitan economic and educational base.

An affordable cost-of-living and a tremendous business-friendly environment. There are four mild and distinct seasons and plenty of wilderness that allows a lifetime of weekend adventures.





GEOGRAPHY & CLIMATE

The Treasure Valley is a large area located in Idaho's southwest region extending into southeast Oregon. For our purposes, we're focused exclusively on the Boise metropolitan area. Concentrating on the Boise area, this part is a wide valley, considered to be at the foot of the distant Rocky Mountains.

The valley floor is carved by streams and rivers, the largest remaining being the Boise River that joins the snake River about 40 miles to the north.

The location of the Boise metro area lends itself to four distinct seasons. In the summer, temperatures range from the upper nineties to the lower sixties. Summers are dry and especially delightful in the early evenings into the late mornings.

BOISE & SURROUNDING VALLEY BY THE SEASON

If you like sunshine, you'll love the Treasure Valley. With an average of 220 sunny days, low humidity and just 12.1 inches of precipitation, the climate here is ideal for spending time outside. Weather in the Treasure Valley is influenced by Pacific weather patterns which help moderate temperature extremes.

NOV 18 - FEB 21

AVERAGE HIGH: 47°F

AVERAGE LOW: 27°F

SEASONAL RAINFALL: 5.14"

winter

Even though the weather gets chilly, there's no reason to stay indoors. Walk, run or ride on the Boise River Greenbelt or head up to Bogus Basin for the day with various runs for all different abilities.

FEB 22 - JUN 14

AVERAGE HIGH: 63°F

AVERAGE LOW: 36°F

SEASONAL RAINFALL: 5.73"

spring

Spring gives way to warmer afternoons with chilly early mornings and evenings. As the days slowly get longer, you'll have more time to enjoy the best of the Treasure Valley, from camping to downtown entertainment.

JUN 15 - SEP 11

AVERAGE HIGH: 85°F

AVERAGE LOW: 56°F

SEASONAL RAINFALL: 1.84"

summer

Nothing quite compares to a Treasure Valley summer. Float the Boise River, plan BBQs with friends, or relax outdoors on the patio of family friendly local restaurants.

SEP 12 - NOV 17

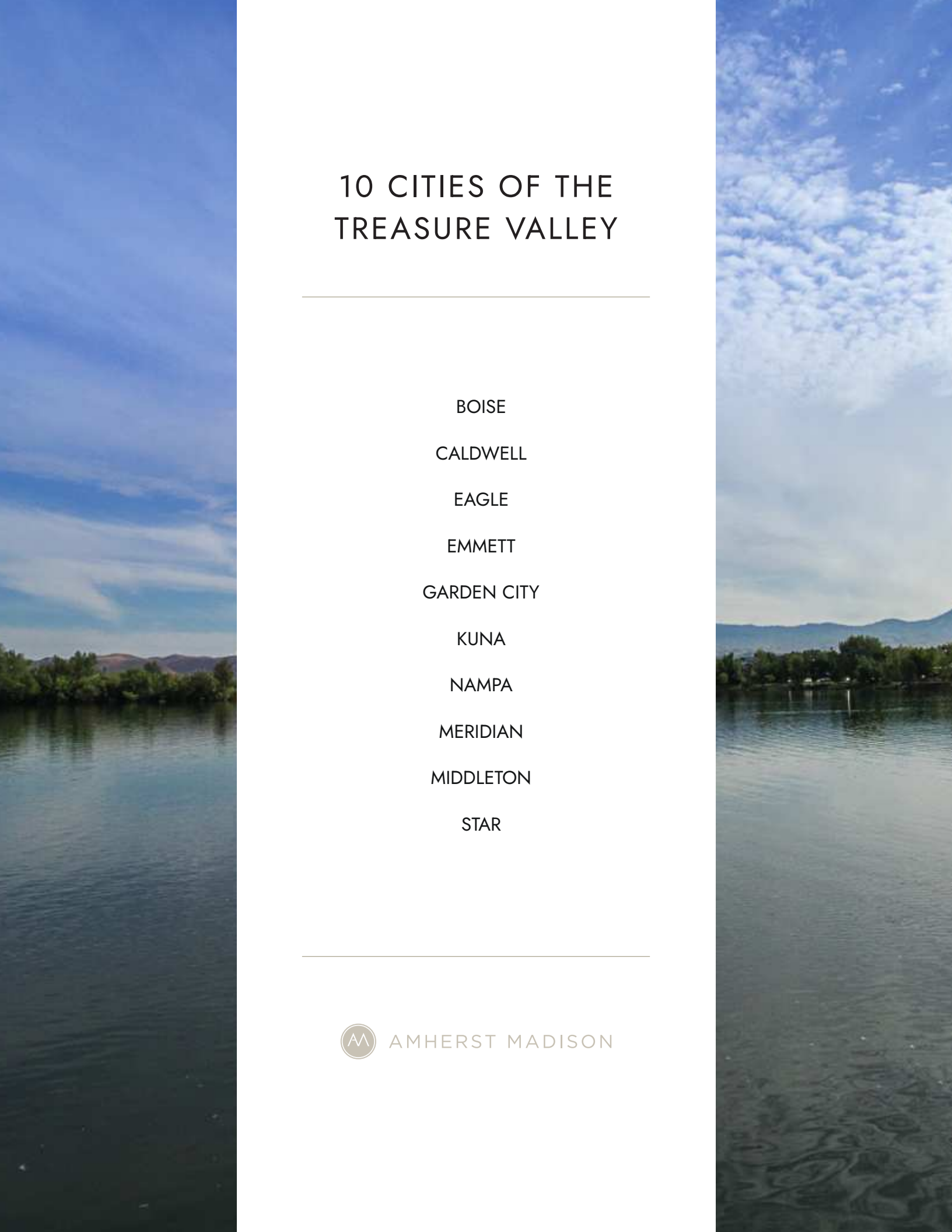
AVERAGE HIGH: 64°F

AVERAGE LOW: 41°F

SEASONAL RAINFALL: 2.68"

fall

You'll love the vibrant colors of a Treasure Valley fall. Mountain bikers and hikers pack the local hills to take advantage of perfect cooler temperatures, shared with abundant wildlife preparing for winter.



10 CITIES OF THE TREASURE VALLEY

BOISE

CALDWELL

EAGLE

EMMETT

GARDEN CITY

KUNA

NAMPA

MERIDIAN

MIDDLETON

STAR



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— 2022
BOISE

Population

239879





About BOISE

BOISE, IDAHO - Where wilderness and adventure are only minutes from a lively downtown; where the people are friendly and laid back; where friends meet on the way home for burgers and brews after a day of skiing or tubing at Bogus Basin Mountain Recreation Area.

Boise is a vibrant city with gourmet and trendy restaurants, funky local shops, craft breweries galore, and a strong community spirit. Boise is a thriving city, where a river runs through it, dirt trails are out your front door, and live theater performances are an Uber ride away. This flourishing city is the state capital of Idaho, with a population of nearly 240,000.

Boise is ideal because it's large enough to have everything you could want at your fingertips, yet small enough to be friendly and easy to navigate. It's no wonder it is one of the fastest-growing cities in the nation.

Outdoor recreation is a way of life in Boise, no matter the season. But don't worry, if the outdoors isn't your cup of tea, you'll find plenty of other ways to fill your event calendar, from jazz and music festivals, live theater, and art exhibits to the largest Basque community in the United States.

Sports fans are crazy about the beloved blue and orange Boise State Broncos football team and the Idaho Steelheads ice hockey team. Like all major cities, several distinct neighborhoods comprise Boise. Continue reading for a synopsis of each community.

NORTHWEST BOISE

Proximity to the foothills, the Greenbelt, and downtown make Northwest Boise a favorite among many locals. This community contains a mix of old and new neighborhoods. Amid its many conveniences, the beautiful Boise foothills run along the northern border, making this neighborhood iconic.

NORTH END

Located near downtown, the North End is Boise's historical treasure, comprised of many of the city's older homes and quiet neighborhoods. Its tree-lined streets such as Harrison Boulevard and the Historic Hyde Park District with boutiques and popular eateries make this one of Boise's most, desirable neighborhoods.

NORTHEAST BOISE

Northeast Boise is better known as the WarmSprings area. It is Boise's oldest, most expensive, and attractive location with direct access to downtown.

BOISE BENCH

Known locally as "the Bench," this area boasts some of Boise's best views as it sits about 60 feet higher than downtown. It's generally an older residential neighborhood.





BOISE STATE UNIVERSITY

On the other side of the river from downtown are Boise State University and the Boise State Broncos football team's unique blue-turf field - a significant city landmark.

SOUTHEAST BOISE

Southeast Boise covers a large area from Boise State University to the city's edge. Developed over the last 30 years, you'll find many suburban-style homes in this part.

SOUTHWEST BOISE

Northeast Boise is better known as the WarmSprings area. It is Boise's oldest, most expensive, and attractive location with direct access to downtown.

WEST BOISE

West Boise is home to Boise Towne Square Mall and many restaurants, strip malls, and residential developments, ranging from new subdivisions to apartment complexes.

— 2022
CALDWELL



Population

64,490

Commute

0:26

Driving Distance To
Boise

24 MILES



About

CALDWELL

CALDWELL, IDAHO - Caldwell encompasses iconic country living with glorious sunsets, neighborly spirit, vibrant community events, and western charm. Located 25 miles west of Boise and a half-hour from the Oregon state line, life in Caldwell is a little more down-home.

Downtown Caldwell is experiencing a rebirth. The revitalization of Indian Creek Plaza has brought new life and vigor to this quiet town. The plaza offers an outdoor venue and hosts wine and art festivals, music events, and more, providing a central gathering place for more than 250 days of activity throughout the year.

Trendy new restaurants and retail boutiques are popping up with a new state-of-the-art movie theater. The area transforms into a magical festival of lights with ice skating on the outdoor ice ribbon in wintertime. It has become a winter destination for anyone living within the Treasure Valley.

Rodeo's and county fairs are a pretty big deal in this little section of the valley. The Caldwell Night Rodeo is the largest and longest-running annual event in Canyon County, attracting more than 45,000 engaging fans to this 5-night extravaganza. The Canyon County Fair is the largest summer attraction in Canyon County.

Caldwell is the perfect mix of old and new, with enough room for residents to spread out and enjoy their surroundings. It's where overalls and cowboy boots mix with designer jeans and high heels, where farm-to-table experiences take place in Grandma's kitchen or at the latest restaurant downtown.

AMHERST MADISON



— 2022
EAGLE



Population

34,404

Commute

0:18

Driving Distance To
Boise

8 MILES



About EAGLE

EAGLE, IDAHO - Tucked away in the Treasure Valley corner, nestled between the foothills and the Boise River, you'll find the charming town of Eagle, Idaho. It's a city notable for its high-end subdivisions, horse properties, spas, and scenery. The Boise River, with its expanse of towering trees and pedestrian paths known as the Greenbelt, runs through the heart of town.

Eagle is in a class by itself regarding character, recreation, and charm with its quaint downtown area, various local events, and a strong sense of community pride.

Eagle's most significant appeal is the old-town feel—especially in the historic downtown area where vintage-style street lights line the main corridor.

Whether your type of recreation is on two wheels or two legs, you'll find it within Eagle city limits in the foothills, on the golf course, or along the Greenbelt

Eagle Island State Park is a beautiful 545-acre state park with a waterslide, sandy beaches, a picnic area, and more than five miles of trails where outdoor enthusiasts can ride horses, walk their dogs, and play disc golf.

The park also offers paddleboard rentals plus a 6-line zip line course and is home to Gateway Snow Park, which features multiple snow tubing runs in wintertime.

From May through early October, stop by the Eagle Saturday Market at Heritage Park in the heart of downtown Eagle. Browse a variety of vendors selling specialty foods, locally grown produce, and handmade arts and crafts while listening to the sounds of local musicians.



— 2022 EMMETT



Population

7,585

Commute

0:26

Driving Distance To
Boise

24 MILES



About

EMMETT

EMMETT, IDAHO - Just north of the Treasure Valley lies beautiful Emmett, Idaho. Descending into the Emmett Valley offers stunning views of this fertile valley. Located at the base of Squaw Butte with the Payette River flowing through it, Emmett has abundant recreational opportunities year-round and yet is a throwback to simpler times. It is an unabashedly small town with everything you need found within the city limits.

A variety of delicious restaurants, a great hospital, good schools, and friendly people make Emmett the perfect place for those who genuinely appreciate quiet, small-town living.

Although Emmett has grown slowly over this past decade, it remains a community of just over 7200. Tucked away in its scenic valley, it is only a 40-minute drive to Boise.

Nowhere in the Treasure Valley can one find the kind of rugged beauty that surrounds Emmett. Jutting nearly 5,900 feet above sea level, Squaw Butte lies at the Emmett Valley's north end, rewarding hikers and mountain climbers with a breathtaking view of the fruitful valley below.

Emmett is a fantastic place that residents enjoy and love to call home, blessed with the grandeur of nature, a friendly hometown spirit, and a wide variety of community events.

— 2022
GARDEN CITY



Population

12,266

Commute

0:06

Driving Distance To
Boise

2.3 MILES



About

GARDEN CITY

GARDEN CITY, IDAHO - This small town of just over 12,000 is nestled along the Boise River and surrounded by Boise on three sides and Eagle, Idaho on the west, but retains a separate municipal government. Most people don't even recognize when they're crossing from one city to another. But where Garden City is small in geography, it is vast in culture and entertainment.

The Sarel Mitchell Live-Work-Create District attracts artists of every kind to Garden City, growing tremendously over the past few years. There are more breweries, wineries, and cideries per square mile in Garden City than anywhere else in the entire state of Idaho!

Garden City is also home to the Western Idaho Fair, the largest fair in Idaho! Families from around the state look forward to the time-honored fair events, big-name concerts, and adrenaline pumping carnival rides each August.

Living in Garden City is the best of all worlds.

There are restaurants, breweries, and wineries within walking distance of just about anywhere you live. The Greenbelt makes commuting a breeze. Access to everything Boise is just two miles away, yet small-town government means your voice is heard when spoken.

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— 2022
KUNA



Population 26,568

Commute 0:25

Driving Distance To
Boise

18 MILES



About

KUNA

KUNA, IDAHO - The small country town of Kuna is growing at an accelerated pace for good reasons — affordability and location. And that's not all. Despite the rapid growth, Kuna maintains a country setting and rural roots where the simple life still exists. The country landscape inspires families to enjoy the outdoors, explore local nature paths, and visit neighborhood parks.

There's a greenbelt to walk on, a river to wade in, and the desert foothills to hike. The area's ambiance invites folks to be friendlier here— families hold the door open for others, look people in the eye, and say hello to strangers.

The beauty of living in a small, growing town is that you are part of the old and the new. Experience the old-fashioned fun of a country carnival at Kuna Days. This two-day summer festival celebrates the history of Kuna and takes place at Bernie Fisher Park downtown.

The festivities close each night with a spectacular fireworks display. The entire community seemingly shows up for this special annual event.

In winter, residents come out in droves and stand shoulder-to-shoulder, embracing the cold to enjoy the Down-Home Country Christmas parade on Main Street.

Revitalization in Kuna's downtown area makes it a destination for locals and visitors.

In the heart of town, alongside Indian Creek, is the Kuna Greenbelt. The greenbelt is replete with place to splash in the water or picnic under mature, green trees.

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— 2022
MERIDIAN

Population 137,252

Commute 0:22

Driving Distance To
Boise

9 MILES



About

MERIDIAN

MERIDIAN, IDAHO - If you want to be in the center of it all, look no further than Meridian, Idaho. Silhouetted by the gorgeous Boise Mountains, people flock to Meridian for its family-oriented infrastructure, affordable housing prices, city planning, business opportunities, a wide variety of shopping venues, and proximity to neighboring cities.

Meridian residents have a strong community spirit and a kind of helpfulness found in small towns; locals are kind, friendly, and welcoming.

The City of Meridian boasts its own cosmopolitan shopping experience. The Village at Meridian has emerged as the center of upscale shopping, dining, and more. Beautifully designed, this outdoor shopping mall is an enclave of specialty retail stores, restaurants, a luxury movie theater with private seating, a fitness center, plus a bowling alley and arcade.

On Main Street downtown is the Meridian Speedway, a popular summer attraction for young and old NASCAR fans who feel the need for speed. Meridian is the hub for family fun, from water slides to go-cart racing, laser tag, and rock climbing.

Rated #3 by Money Magazine for Best Places to Live in the United States and #3 for Fastest- Growing in the country by WalletHub, Meridian is quickly emerging as a vibrant and growing hub for shopping family fun, and quality living in the Treasure Valley.

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— 2022

MIDDLETON

Population

9,771

Commute

0:30

Driving Distance To
Boise

28 MILES



SPEED
LIMIT
35



About

MIDDLETON

MIDDLETON, IDAHO - Middleton is an authentic Idaho farm town, only 45-minutes removed from the hustle and bustle of downtown Boise. Middleton has a small-town culture where horses and farmland are the norms, and getting directions to the best old-fashioned ice cream shake seems like a natural conversation. (It's the Burger Den on Main Street, if you were wondering.)

People choose Middleton for its charm and reasonably priced property. Buying acreage is more affordable, and many older homes in Middleton come with land, barns, and outbuildings.

Family is a big deal in Middleton, so the school district is one of the best in the valley. Showing their commitment to the future of Middleton and its children, the city built a new high school that is one of the most elite in the state of Idaho concerning technology and safety.

The City of Middleton owns four beautiful parks in this small town. Piccadilly Park is the largest park. Throughout the summer, it hosts a farmer's market, offers an interactive splash pad, and features a new, progressive Grindline Skatepark, attracting locals and visitors to this topof-the-line skatepark.

Middleton may be the most modest small-town city in the Treasure Valley area, but it's big on heart, family, and community. And that is just how the locals want to keep it.

AMHERST MADISON

— 2022
NAMPA

Population 108,469

Commute 0:24

Driving Distance To
Boise

19 MILES



About

NAMPA

NAMPA, IDAHO - Nampa encapsulates the best of Idaho's character and charm— friendly, affordable, outdoorsy, and convenient.

Although Nampa is the state's third-largest city, it is still an idyllic small town with more than 101,000 residents. Nampa is the perfect-sized city to experience what Idaho is best known for—its neighborly, laid-back lifestyle.

Those who call Nampa home can find all the conveniences of shopping, dining, and outdoor recreation without leaving the city limits. Whether it's a newer subdivision near Costco, older home in the historic downtown area, or acreage on the outskirts of town with a view of the Owyhee Mountains, you'll find what you're looking for in Nampa.

Nampa has a lot to offer for family entertainment and fun for a town this size.

People from southwest Idaho come to the massive Ford Idaho Center to enjoy the best live outdoor concerts, watch adrenaline pumping rodeos, shop seasonal trade shows, and many other family friendly events.

The neighborly people who live and work in Nampa round out the quality of life here. Nampa is a solid choice for those who want to retain a small-town feel while living in a vibrant and growing community.

AMHERST MADISON

— 2022
STAR



Population

12,467

Commute

0:26

Driving Distance To
Boise

17 MILES



About STAR

STAR, IDAHO - Beautiful open spaces, new subdivisions, and equestrian properties dot the pastoral landscape in Star, Idaho's small, growing city. Star delivers the perfect combination of nearby opulence with rural sensibility. With plenty of undeveloped lands, active agriculture, and rolling hills, Star has untapped potential for its future.

The city has experienced substantial growth over the last 20 years, from residential homes to highway infrastructure. This rural town of over 11,000 is now more accessible and centrally located in the valley than just two decades ago when it was isolated from surrounding cities by vast farmlands. Even with the unprecedented growth Star has experienced, it remains a small town.

Star's friendly hometown atmosphere and country setting make it an ideal place to live and raise a family. The strong community participation and local events create opportunities for new residents to become involved.

Star is a growing community with many wide-ranging developments. Several homes offer stunning views of the surrounding mountain ranges—Squaw Butte to the north, the Boise Foothills to the east, and the Owyhee Mountain Range to the south.

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— Get Out And Explore Idaho

MCCALL

This resort town, located on the southern shores of Payette Lake, just two hours north of Boise, is a family favorite destination year-round. Surrounded by lush forests, visitors enjoy water sports, hiking, golfing, and mountain biking in the spring and summer to skiing, snowmobiling, and the annual Winter Festival in the winter.

BOGUS BASIN

Bruneau Dunes State Park boasts the tallest single-structured sand dune in North America. While there are more towering dunes in the country, this is the tallest freestanding. Hike the surrounding trails, climb the dunes and rent a sandboard for a quick trip down.

SHOSHONE FALLS

Just two hours southeast of Boise, at the edge of Twin Falls, Idaho, is Shoshone Falls. This breathtaking natural attraction stands at 212 feet, 45 feet higher than Niagara Falls. Visitors are treated to a spectacular display of thundering water as it makes its way down the Snake River Canyon.

CELEBRATION PARK

One of Southern Idaho's best-kept secrets is Celebration Park. Located on the Snake River, Celebration Park is Idaho's only archaeological park, but the breathtaking scenery on the drive out to the park is worth the trip alone.

CRATERS OF THE MOON

The volcanic formations and lava flow from thousands of years ago have created a wonderfully unique landscape reminiscent of the moon's surface. Walk over what was once molten lava flows and explore underground caves and lava tubes.



— Explore Idaho Adventures



CAMPING



FISHING



GOLF



HIKING



HOT SPRINGS



HUNTING



MOUNTAIN BIKING



OFF-ROADING
SNOWMOBILING



WHITEWATER
RAFTING

— Family Fun



PARKS

There are small neighborhood parks in nearly every community, parks along the Greenbelt, and Boise's signature park, Ann Morrison Park in Downtown Boise. This vast 153-acre park hosts many events, including the Spirit of Boise Balloon Classic.



BOISE WHITEWATER PARK

The Boise Whitewater Park, combined with Quinn's Pond and Esther Simplot Park, makes up one of the largest urban boating and boarding centers in North America — just a few minutes away from Boise's desired North End and Downtown.



RIVER FLOAT

The float includes three splashy "drops" from Barber Park to Ann Morrison Park, and because it is a natural river with tree limbs and debris that can pose hazards, visitors should always wear life jackets and use caution.

BOISE RIVER GREENBELT

The Boise River Greenbelt is one of Boise's most notable features. This 25-mile pathway beginning at Lucky Peak Dam and ending in Eagle connects several outlying communities and parks along the Boise River to the city's heart.



HULLS GULCH RESERVE

The Hulls Gulch Reserve is the heart of recreation in the Boise Foothills. Home to two significant trail heads, The Grove and Lower Hulls Gulch, it is the starting point for nearly 190 miles of the Ridge to Rivers trail system throughout the foothills.



MK NATURE CENTER

The Morrison-Knudsen Nature Center is home to nearly five acres of wildlife habitat along the Boise River. This free, hidden gem sits right along the Greenbelt in downtown Boise.



LAKE RECREATION

Lake recreation in Idaho is a sure family favorite, whether for the day, the weekend, or an entire week. Sandy beaches, paddle boarding, and water fun are available within Boise city limits at Quinn's Pond at Esther Simplot Park.

SPIRIT OF BOISE BALLOON CLASSIC

The Spirit of Boise Balloon Classic is a not to- be-missed event. More than 40 colorful balloons descend upon Ann Morrison Park for this 5-day extravaganza.



AQUARIUM OF BOISE

It is a small aquarium (only 10,000 square feet), allowing for many interactive touch tanks. The 250 species of animals, including a blacktip reef shark, bat rays, stingrays, and many more.



BIRDS OF PREY

On a hilltop overlooking Boise, just south of the Boise Airport, is the World Center for Birds of Prey, known worldwide for conservation and recovery efforts of rare and endangered raptors.



THE BASQUE BLOCK

Is a region located in the western Pyrenees, straddling the border between France and Spain. Many Basque immigrants came to Idaho in the 1800s, and today, Boise has more than 16,000 American Basques.



WINERIES

The four-season climate, rich soil, and ample water supply make Idaho an ideal place to grow grapes and wine. There are more than 60 wineries throughout Idaho, with most of them right here in the Treasure Valley.

IDAHO SHAKESPEARE FESTIVAL

The Idaho Shakespeare Festival has been bringing exceptional theater to life under Boise's stars for over four decades. Five plays (not all Shakespeare) in rotating repertory from May through October occur in a world-class state-of-the-art outdoor amphitheater.



EDUCATION



PUBLIC SCHOOLS



BOISE SCHOOL DISTRICT

📍 8169 W Victory Rd. Boise, ID 83709
📞 (208) 854 - 4000
🌐 boiseschools.org

- 34 Elementary Schools
- 8 Junior High Schools
- 5 High Schools



WEST ADA SCHOOL DISTRICT

📍 1303 East Central Dr., Meridian, ID 83642
📞 (208) 855 - 4500
🌐 westada.org

- 32 Elementary Schools
- 10 Junior High Schools
- 9 High Schools



NAMPA SCHOOL DISTRICT

📍 619 South Canyon, Nampa, ID 83686
📞 (208) 465 - 2700
🌐 nsd131.org

- 14 Elementary Schools
- 3 Junior High Schools
- 3 High Schools



CALDWELL SCHOOL DISTRICT

📍 1101 E Caldwell Blvd., Caldwell, ID 83605
📞 (208) 455 - 3300
🌐 caldwellschools.org

- 6 Elementary Schools
- 2 Junior High Schools
- 2 High Schools



VALLIVUE SCHOOL DISTRICT

📍 5207 S. Montana, Caldwell, ID 83607
📞 (208) 454 - 0445
🌐 vallivue.org

- 7 Elementary Schools
- 3 Junior High Schools
- 3 High Schools



MIDDLETON SCHOOL DISTRICT

📍 5 South Viking Ave., Middleton, ID 83644
📞 (208) 585 - 3027
🌐 msd134.org

- 3 Elementary Schools
- 1 Junior High Schools
- 1 High School



KUNA SCHOOL DISTRICT

📍 1450 Boise Street, Kuna, ID 83634
📞 (208) 922 - 1000
🌐 kunaschools.org

- 5 Elementary Schools
- 1 Junior High Schools
- 1 High School

PRIVATE SCHOOLS



BISHOP KELLY HIGH SCHOOL

📍 7009 Franklin Road, Boise, ID 83709

☎ (208) 375-6010 🏢 Grades: 9 - 12

🌐 bk.org



BOISE VALLEY ADVENTIST SCHOOL

📍 925 N. Cloverdale Rd., Boise, ID 83713

☎ (208) 376-7141 🏢 Grades: PreK - 8

🌐 bvas.org



CALDWELL ADVENTIST ELEMENTARY

📍 2317 Wisconsin Ave., Caldwell, ID 83605

☎ (208) 459-4313 🏢 Grades: Infant - 8

🌐 caldwelladventistelementary.netadvent.org



COLE VALLEY CHRISTIAN SCHOOLS

📍 8775 Ustick Road, Boise, ID 83704

☎ (208) 375-6651 🏢 Grades: Pre - 8

🌐 stmarksboise.com



EAGLE ADVENTIST CHRISTIAN

📍 538 W State St., Eagle, ID 83616

☎ (208) 938-0093 🏢 Grades: Pre - 8

🌐 ani830.adventistschoolconnect.org



NAMPA CHRISTIAN SCHOOLS

📍 505 W. Orchard Ave., Nampa, ID 83651

☎ (208) 466-8451 🏢 Grades: Infant - 12

🌐 nampachristianschools.com



SACRED HEART CATHOLIC SCHOOL

📍 3901 Cassia St., Boise, ID 83705
☎ (208) 344-9738 📠 Grades: PreK - 8
🌐 sacredheartboise.com



ST. IGNATIUS CATHOLIC SCHOOL

📍 6180 N Meridian Rd., Meridian, ID 83646
☎ (208) 888-4759 📠 Grades: PreK - 8
🌐 stignatiusmeridian.org



ST. JOSEPH'S CATHOLIC SCHOOL

📍 825 W. Fort St., Boise, ID 83702
☎ (208) 342-4909 📠 Grades: K - 8
🌐 stjoes.com



ST. MARK'S CATHOLIC SCHOOL

📍 7503 W Northview St., Boise, ID 83704
☎ (208) 375-6651 📠 Grades: Pre - 8
🌐 stmarksboise.com



SAINT MARY'S CATHOLIC SCHOOL

📍 2620 W State St., Boise, ID 83702
☎ (208) 342-7476 📠 Grades: K - 8
🌐 stmarys-boise.org



THE AMBROSE SCHOOL

📍 6100 N. Locust Grove Rd., Meridian, ID 83646
☎ (208) 323-3888 📠 Grades: K - 12
🌐 theambroseschool.org

TREASURE VALLEY HOMESCHOOL RESOURCES

HOMESCHOOLING IN IDAHO

Homeschooling is becoming more widely popular and accepted throughout the country, and no state offers more homeschool freedoms than Idaho. It's easy to start homeschooling here. The state does not require any registration or sign-up procedure, nor does Idaho regulate or monitor homeschool education. The lax regulations and registrations allow the parent to choose the curricula they wish to use.

REQUIREMENTS

Idaho requires that children receive instruction from ages seven to 16 and that home-schooled students learn subjects commonly taught in Idaho public schools. These subjects include (but are not limited to) mathematics, language arts, science, and social studies. Parents are not required to have any specific qualifications to teach, nor is it necessary to maintain school records or obtain approval from your school district. There are no minimum requirements for days or hours of instruction, no questionnaires to complete about your teaching, and no standardized test requirements.

TESTING & RECORDS

Although it is not required for children to take standardized tests in Idaho, it can be reassuring to confirm your child's educational progress. Online resources are available that provide standardized testing from the comfort of your own home. (See homeschoolidaho.org/testing for more details.)



RESOURCES

The best resources available to you as a homeschool parent are other homeschool families. The Treasure Valley is home to various groups, organizations, churches, coops, and playgroups to help make those connections. The Homeschool Idaho Convention is a two day event held annually at Northwest Nazarene University in Nampa, Idaho. Hundreds of homeschool families attend the convention for its workshops, the opportunity to purchase and peruse curriculum from countless vendors and curriculum representatives, and to listen to inspiring speakers for expert homeschool guidance.

ADVOCACY & SUPPORT

For nearly three decades, the Idaho Coalition of Home Educators and the Christian Homeschoolers of Idaho have been fighting for and protecting the rights of parents to homeschool their children. In 2018, these two organizations merged into one—HomeschoolIdaho. HomeschoolIdaho.org provides a plethora of information on everything you need to know about homeschooling, from how to get started to high school graduation in Idaho. HSLDA (Homeschool Legal Defense Association) is a national organization that provides detailed homeschool laws for each state. Their website (HSLDA.org) offers up-to-date information and expert advice for homeschoolers nationwide. The HSLDA began in 1983 to provide affordable, legal advocacy for homeschool families. Today, the HSLDA represents thousands of families across the country, guaranteeing homeschool freedom without having to face legal threats alone. (Select the state of Idaho on their website to read more about Idaho homeschooling laws.) SELAHIdaho.com is a place to connect or Supporting & Encouraging Local Area Homeschoolers in the Treasure Valley.

OTHER INFO

Because of the abundance of choices regarding curriculum, extracurricular activities, co-ops, homeschool hybrids, and charter schools—it can be overwhelming. While many resources are available online, your best help is advice from veteran homeschool families. Join a group, attend a play date, go on a field trip—get to know other homeschool families, and find out what works best for them. Then do your research to find what is right for your family. Remember that no two families are the same, and no one knows your child as you do. The beauty of educating your children at home is you get to choose how, when, and what works best for you and your family.





HIGHER
EDUCATION





BOISE STATE UNIVERSITY

The Boise State University campus runs along the Boise River banks, just a quick walk from the heart of Idaho's most populated city. The largest college campus in Idaho, Boise State University offers about 200 areas of study – including the nation's only master's degree in raptor biology and 11 doctoral programs.



UNIVERSITY OF IDAHO BOISE

Strategically located in Boise, the University of Idaho Boise supports teaching, learning, and outreach with diverse education and research programs in the Treasure Valley.



IDAHO STATE UNIVERSITY— MERIDIAN

They offer high-quality education in more than 250 programs and the state's designated lead institution in health professions. The ISU Meridian Health Science Center offers over 30 undergraduate and graduate programs, including online degrees, and serves approximately 1,000 students and working professionals in the Treasure Valley.



NORTHWEST NAZARENE UNIVERSITY

Northwest Nazarene University, a nonprofit comprehensive Christian university of the liberal arts, presently offers over 80 areas of study, 18 master's degrees in seven different disciplines, and two doctoral degrees



THE COLLEGE OF IDAHO

The College of Idaho, a private, residential liberal arts college in Caldwell, Idaho, is known for its outstanding academic programs, winning athletics tradition, and producing successful graduates.



IDAHO COLLEGE OF OSTEOPATHIC MEDICINE

The Idaho College of Osteopathic Medicine mission is to train osteopathic physicians prepared for caring for persons in Idaho, Montana, North Dakota, South Dakota, Wyoming, and beyond.



BOISE BIBLE COLLEGE

Boise Bible College is minutes from hiking, biking, and other outdoor activities. BBC is leading the charge on incorporating Biblical truths with relevant and innovative academics.



COLLEGE OF WESTERN IDAHO

College of Western Idaho (CWI) is a comprehensive community college providing higher education programs to Western Idaho residents. They offer a full range of academic and career-technical courses leading to an Associate of Arts or Science degree, Associate of Applied Science degrees, continuing education, and certificates.



HEALTH CARE





SAINT ALPHONSUS REGIONAL MEDICAL CENTER

Saint Alphonsus Health System has the region's only Level II Trauma Center, which recognizes its dedication to providing the highest quality, most optimal care for critically ill and injured patients. St. Al's, as the locals call it, maintains the highest standards for chest pain, stroke, orthopedic and general surgery, and emergency care.

ST. LUKE'S BOISE MEDICAL CENTER

St. Luke's Boise is Idaho's largest health care provider and the flagship hospital of St. Luke's Health System. St. Luke's provides access to highly skilled specialists, nurses, and staff within a friendly campus designed for healing.

TREASURE VALLEY HOSPITAL

Treasure Valley Hospital is a physician-owned, non-emergency hospital associated with Surgical Care Affiliates (SCA). TVH focuses on certain types of surgery: orthopedic, neuro, ENT, and sports medicine and continues to add specialties as needed.

BOISE VA MEDICAL CENTER

Boise VA Medical Center's primary service area has a radius of approximately 160 miles with an estimated veteran population of 100,000. Boise's main facility is committed to veteran's health care providing highly sophisticated primary, secondary, and specialty care to roughly 28,000 veterans each year.



TELEWORKING

Working from home or telecommuting is on the rise. While this has been the case over the past decade, there has been a dramatic increase since 2020. As Americans consider moving to less densely populated areas to have a better work-life balance, the need for high-speed internet, affordability, and direct flight access is necessary. Boise and the Treasure Valley exceed expectations when it comes to the needs of the modern remote worker.

High-speed internet is readily available in Boise and most of the surrounding cities with download speed up to 1000Mbps, which is on par with any big city. Centrally located in Boise, the Boise Airport is easily accessible to I-84. It's a friendly airport that is simple to navigate and quick to get through security.

Several direct flights across the country make it convenient to attend the quarterly office meeting or annual Christmas party.



ECONOMIC SNAPSHOT

The Treasure Valley is a great place to live and work. It has everything you need to build a business, a career or a family—without the big commute, the huge house payment and punishing taxes.

GROWING POPULATION

- Comprised of the following communities: Boise, Meridian, Nampa, Kuna, Eagle, Star, Emmett, Garden City, Caldwell and Mountain Home
- Total population within a 45-minute draw area: 750,000
- Idaho is among the top five fastest growing states in the nation (National Census Bureau)
- Low Costs for Business and Living
- The overall cost of doing business is nearly a third lower than California and Washington
- The cost of living is 92.5 % of the national average
- The average cost of a home is 88% of the national average
- No tax on services

HIGH QUALITY OF LIFE

- The Boise-Nampa area is ranked as one of the most secure large metropolitan areas in the U.S. out of 114 regions nationally with populations of over 500,000 (Farmers Insurance Group)
- Average commute time is only 22 minutes
- Four seasons of world-class outdoor recreation at your doorstep: skiing, hiking, cycling, fishing, rock climbing, rafting and more
- A full complement of cultural amenities including the nationally recognized Idaho Shakespeare Festival, TreeFort, LED, Boise Philharmonic, Opera Idaho and others.
- Excellent K-12 schools and post secondary educational opportunities





DIVERSITY

- Over 90 different languages are spoken in the Boise School District
- Home to the second-largest Basque population in North America
- Home to one of the oldest synagogues in the western United States
- More than two dozen language courses available through local universities and community education programs

ACCESSIBLE TRANSPORTATION

- Bisected by Interstate 84 and Interstate 184
- Boise Airport serves more than 3,000,000 people a year and is less than five miles from downtown Boise
- ValleyRide provides public bus transportation throughout the Boise Valley
- Idaho Northern & Pacific Railroad (INPR) provides freight service over four branch lines in southwestern Idaho and northeastern Oregon

FOR MORE INFORMATION

Boise Valley Economic Partnership
250 S. 5th Street, Suite 300
Boise, ID 83702
(208) 472 - 5229
www.bvep.org



WHY BUY A HOME WITH AMHERST MADISON?

REAL ESTATE ADVISORS



165

CERTIFIED REALTORS

HOMES SOLD LAST YEAR



2,100

HAPPY CLIENTS

CLOSED SALES IN 2021



\$1.2 BILLION

HIGHEST IN IDAHO

"It is with pleasure, gratitude, and without hesitation that we provide information on our experience with Amherst Madison in the listing and sale of our home. While we have built, bought, and sold a number of houses, we have never before encountered this level of expertise and excellence. It would be hard to envision someone doing a better job."

JANET AND NICK EDMOND

"As first-time home buyers, entering a market as crazy as this one can be very intimidating. Fortunately, our REALTOR® was there to help us out every step of the way! They were very informative and supportive. Thank you for making what seemed impossible, possible for us."

TATIJANA S.

"My real estate team was really great. We purchased our home from an overseas location and they made everything so much smoother. They went to the sites and oversaw everything we could not do for ourselves."

STEPHEN OBLAD



WHAT MAKES US DIFFERENT ? COMMAND OF THE MARKET.

DAYS ON MARKET VS. 33
DAYS MLS AVERAGE



16 DAYS

CERTIFIED REALTORS

DAYS ON MARKET VS. 33
DAYS MLS AVERAGE



101 %

HAPPY CLIENTS

DAYS ON MARKET VS. 33
DAYS MLS AVERAGE



\$650,000

HIGHEST IN IDAHO

A TAILORED APPROACH

We understand that your property is as unique to you as you are to your home. Our goal as a Listing Brokerage is to Tailor a Pricing Strategy, Marketing Plan, Home Preparation, and Transition Strategy that fit your specific needs as well as the uniqueness that is your property. We want to maximize the benefit and value to you, the Seller. The most effective listing and selling strategies showcase the unique selling features of your property directly to a pool of qualified and selected buyers (Targeted).

DISTINCTIVE MARKETING

We source and hand-select the finest photographers and videographers in the valley to shoot our properties. We partner with the best print vendors to ensure your marketing products meet expectations. We utilize the highest quality single property website providers and virtual tour solutions. We drive traffic through highcost, superior syndication services. Most importantly, we make sure your home is seen where it needs to be and by the buyers who are taking an active interest.