KELLY IACOVELLI
STATE BROKER
EPIQUE REALTY

TREASURE VALLEY *Idaho* RELOCATION GUIDE

WELCOME

HI, I'M KELLY!

I love all the beauty and adventure Idaho has to offer. There is no where else I'd want to live. Here I am now, helping others make it home too!

Instagram is such a fun place to share all the exciting things to do across the Treasure Valley area. As I connect with more people on this app, I often find myself working with clients looking to relocate from out of state!

These clients all have the same question - what area of the Treasure Valley is going to fit my family best?

I created this guide to help you plan out your move to the Boise area with all the FAQ's I hear from clients just like you!

As always, please text, DM, or call with any questions you have that aren't answered here!

Kelly Iacovelli

STEPS TO MAKING IDAHO YOUR HOME

GET IN CONTACT WITH ME

If we have been chatting over Instagram - here is my contact info! Let's chat

208-608-2791

@kellyiacovellirealtor

kellysyouragent@gmail.com

COMPARE LENDERS

Compare lenders - If you don't already have one, I have searched for the best in the valley and know who gets the job done. Find who you jive with, and talk to them about the loan process and programs that work for you. Once you are pre-approved, we can start looking at properties!

LOOK AT HOMES

After having a buyer consultation, we will choose a handful of properties you like best and go view them. If you're out of state, I am happy to send you detailed video tours. If you'd like to tour houses in person, let's work together to plan your trip around homes coming soon to market so we don't miss the opportunity to make an offer!

GO UNDER CONTRACT

After we go under contract, we generally have 10 days or so to back out for ANY reason - so, I will have you make a trip, if possible, so you can put eyes on your house! If you can't, then you can bet I will give you as much information as possible so you can make the best decision for your family.

INSPECTION

I always have my clients schedule an inspection. We have a fantastic team that will make sure you go into your purchase with your eyes wide open!

CLOSING DAY!

It's the day we've been waiting for! Our escrow team has been handling your transaction and we'll fund and record today. We might be signing today, or maybe you signed with a mobile notary a few days ago. Whichever way, CONGRATULATIONS! You are now an Idaho homeowner!!

LIVING IN THE TREASURE VALLEY

You really can't go wrong here in the Treasure Valley. The entire Boise area is welcoming, clean, safe, and family-friendly with new amenities popping up all the time! No matter where you are in the Treasure Valley, you're never too far from the great outdoors for camping, hiking, boating, skiing, and more.

There's some areas with historic homes full of character, some have brand new homes with modern amenities, and other areas are more rural and perfect for building your homestead. I can help you navigate what neighborhoods fit your family and your budget!

I've included my favorite and most popular, but I can absolutely help you buy in other areas of the valley. If you have questions, text me!

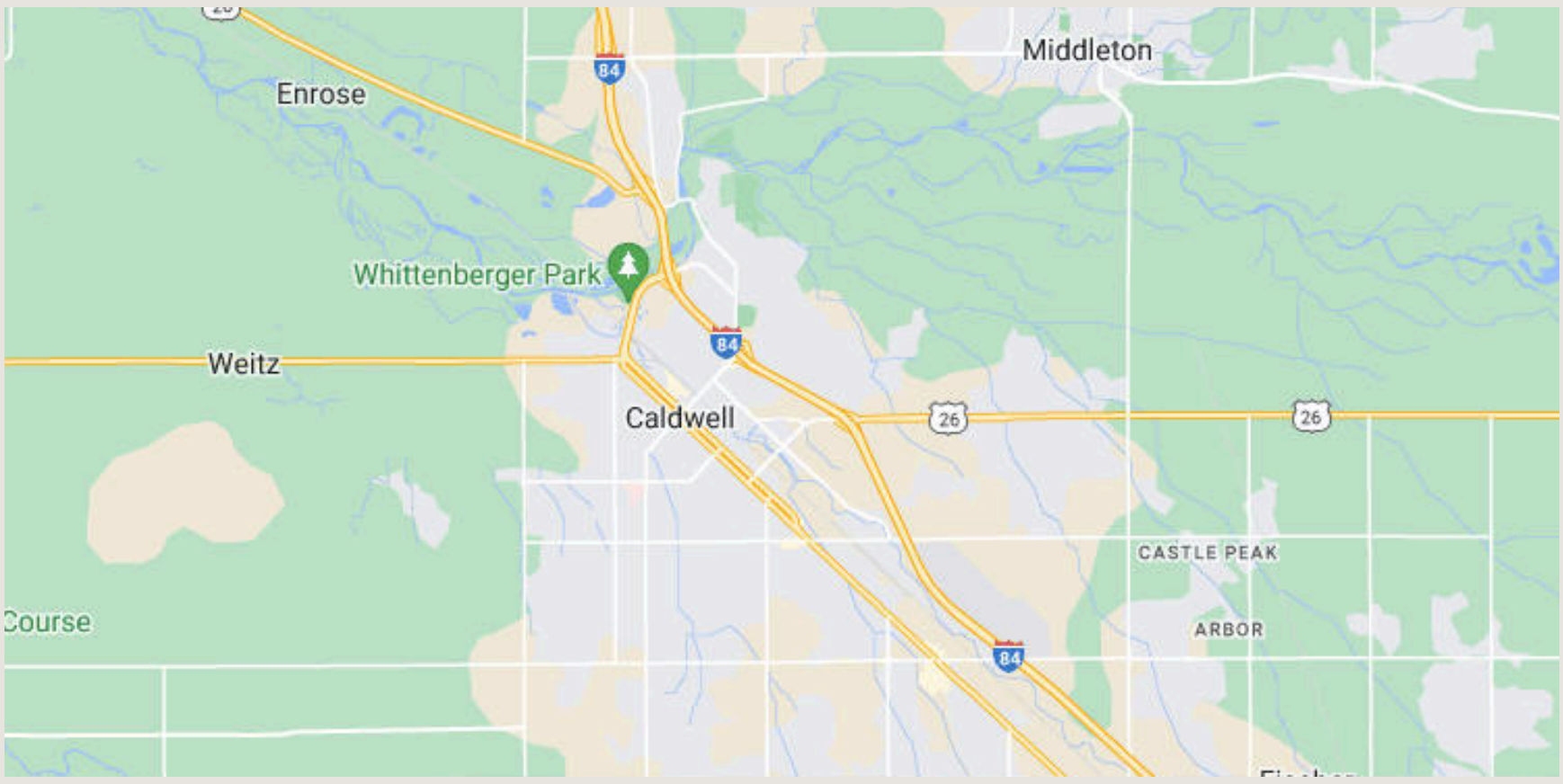
CALDWELL

About 25 miles West of Boise, it's surrounded by rolling hills, farmland, and the stunning Owyhee Mountains. Here you're away from the hustle and bustle, but you can still drive 40 minutes or less for the occasional night out with "big city" vibes.

In historic downtown, you can stroll through Indian Creek Plaza for boutique shopping, live music, and local restaurants. In the winter, the Plaza turns into a true winter wonderland with an incredible festival of lights and outdoor ice skating.

As you move past this little downtown area, it's a really quiet, slow paced, countryside vibe. You'll find horse and cow pastures, beautiful wine country, and tons of open space.

This is where you can find affordable acreage and even equestrian properties. Perfect for homesteading! If you wanted to find a place with affordable acreage and homes that will provide massive appreciation in the next 5-10 years, this would be it.



MIDDLETON

Only 40 minutes from downtown Boise, Middleton is a true Idaho small town. If you didn't know Boise was so close you might not believe it. It's away from all the noise and has a country vibe.

Driving through town, you'll find wide open spaces, horse pastures, farmland, and mountain views. This is where you can have a more relaxed pace of life and find affordable land.

There's just one grocery store in town so you'll likely see familiar faces when you're out and about, but you have easy access to other areas of the Treasure Valley for city amenities.

You'll find a mix of farmhouses on acreage, modern new construction subdivisions, and expansive estates. This town is another great option to find a bargain that will greatly appreciate in the coming years.

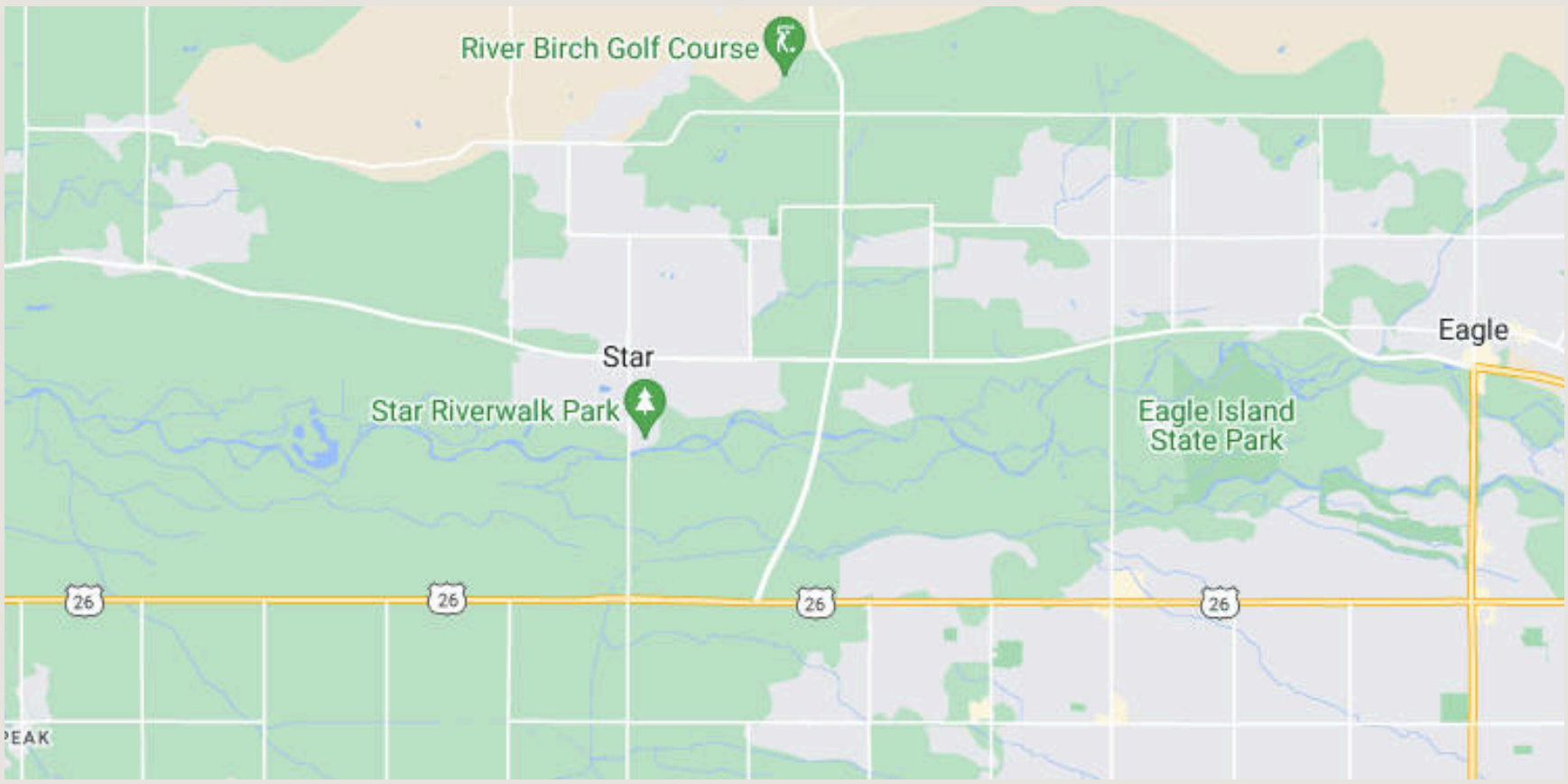
STAR

In between Eagle and Middleton, Star is surrounded by rolling hills and expansive farmland with the foothills nearby. Although Star is quickly growing, it's an incredibly safe small town with a tight-knit community feel.

With easy access to the rest of the Treasure Valley, you'd be just minutes from the river, 15 minutes to Costco, and 30 minutes to Downtown Boise.

The Star Riverwalk is a local favorite for scenic walks along the river. There's just a few locally owned restaurants and cute quirky shops, and you'll probably run into your neighbor when you're out!

There's a little bit of everything from luxury riverside homes to suburbia new construction to acreage property near the foothills.



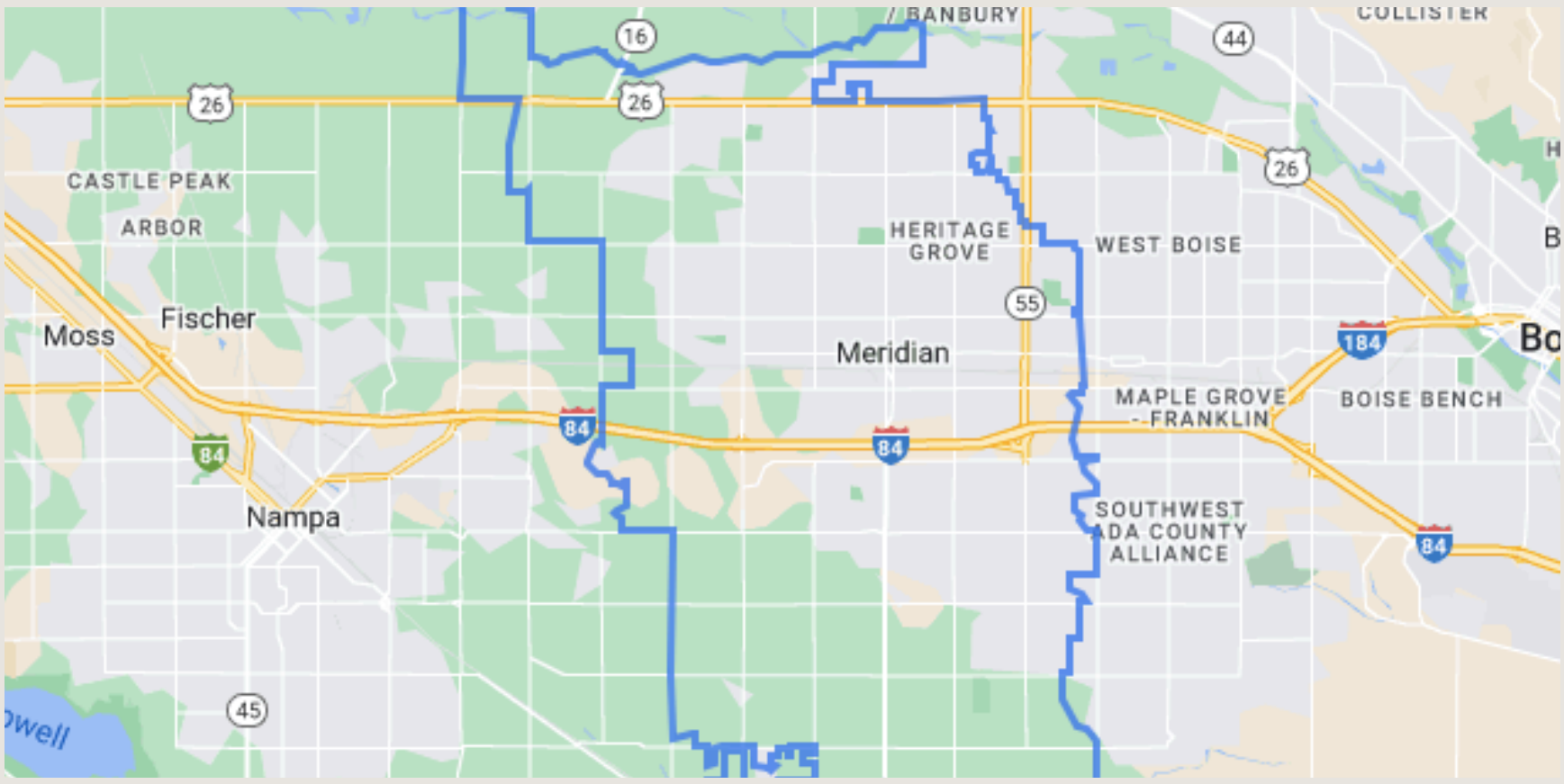
MERIDIAN

Meridian is at the center of the Treasure Valley and there's a wide range of homes here, from starter home to luxury. The median price in Meridian is about $550k. Meridian residents love it for the accessibility to the rest of the Treasure Valley.

In Meridian you're never too far from shopping, resturants, and recreation. It's full of family-friendly fun and includes 19 public parks and a popular water park in the summer.

In North Meridian you're closer to the Boise river and you can hit the mountains for a getaway in 30 minutes or less.

In South Meridian you have easy access to I-84 so it's ideal if you have a daily commute through town or need to get to the airport often!

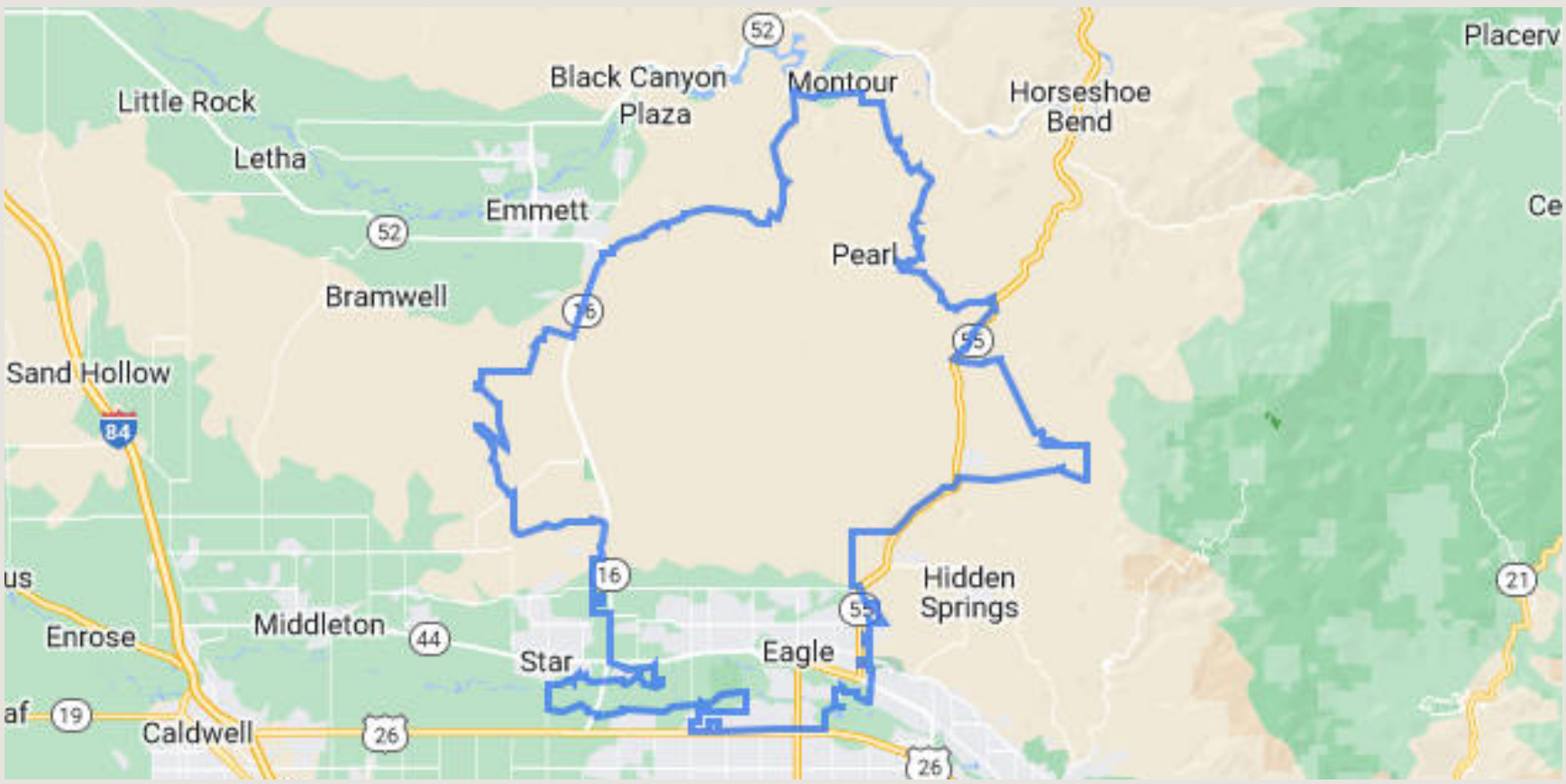


EAGLE

Eagle is tucked to the Northwest of Boise against the foothills and along the banks of the Boise river.

With the median home price of around $760k, Eagle is one of the more expensive areas in the Treasure Valley, but it is loved for it's proximity to the outdoors and well manicured city grounds. It's known for having a small-town vibe, especially in the historic downtown area, and being family-friendly.

Horse pastures are scattered between neighborhoods, but you're still only 10 minutes away from shopping. As you move closer to the foothills, it's not abnormal to have hiking and biking trails right out your front door.



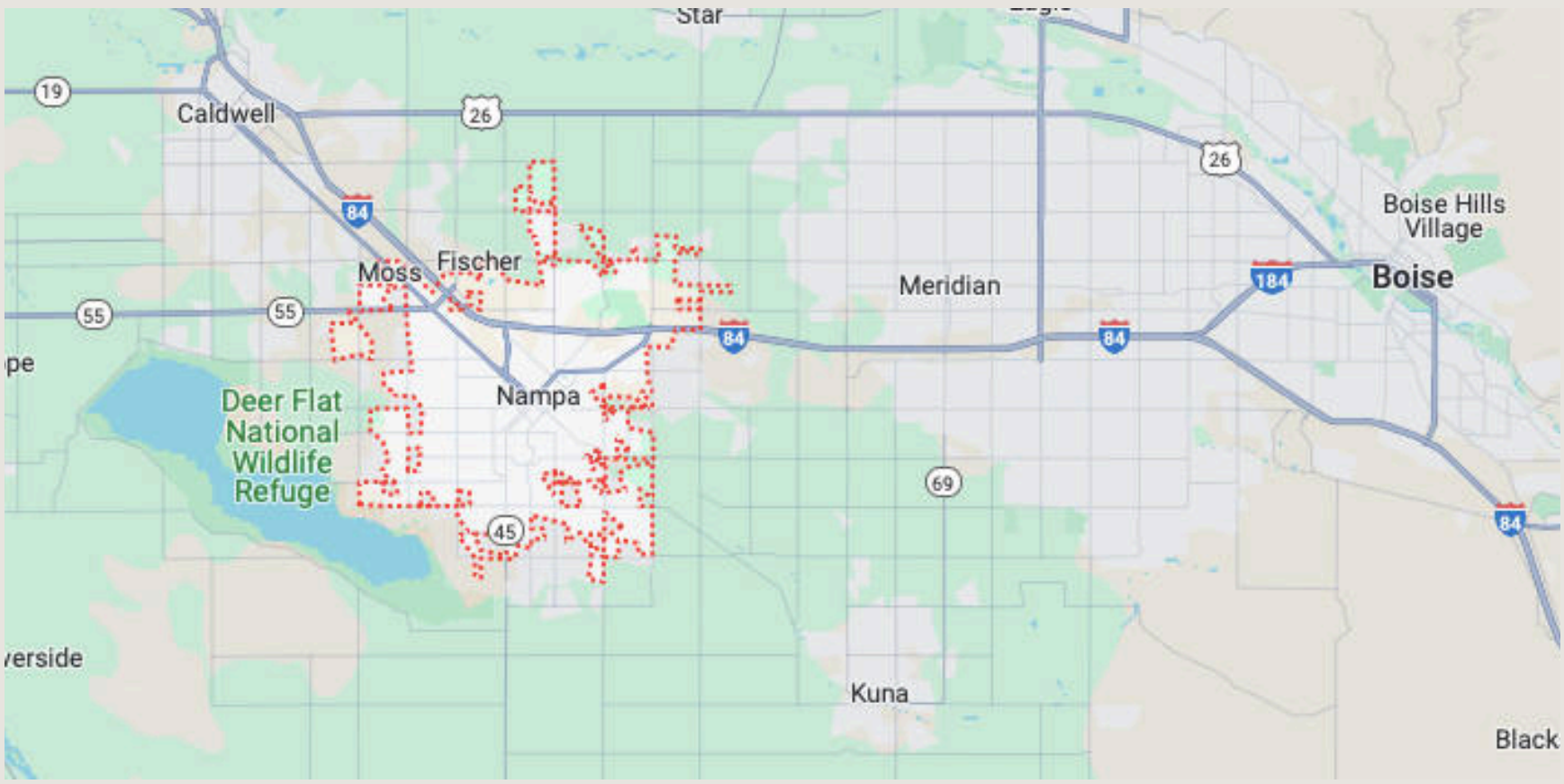
NAMPA

Nampa is about 20 miles west of Boise, and has a unique blend of city amenities and small-town charm.

The city's Ford Idaho Center is a top venue for numerous world-class concerts, shows, and rodeos. A favorite in Nampa is Lake Lowell and the Deer Flat National Wildlife Refuge. Boating, hiking, birdwatching, fishing is right in your "backyard!"

With the median home price of around $410k, Nampa is one of the more affordable areas in the Treasure Valley. You will find a lot of established suburban neighborhoods filled with families, new construction homes, and cute farmhouses.

If you choose to live in a smaller town like Caldwell or Middleton, you will likely travel in to Nampa for bigger retail stores like Costco and Target.

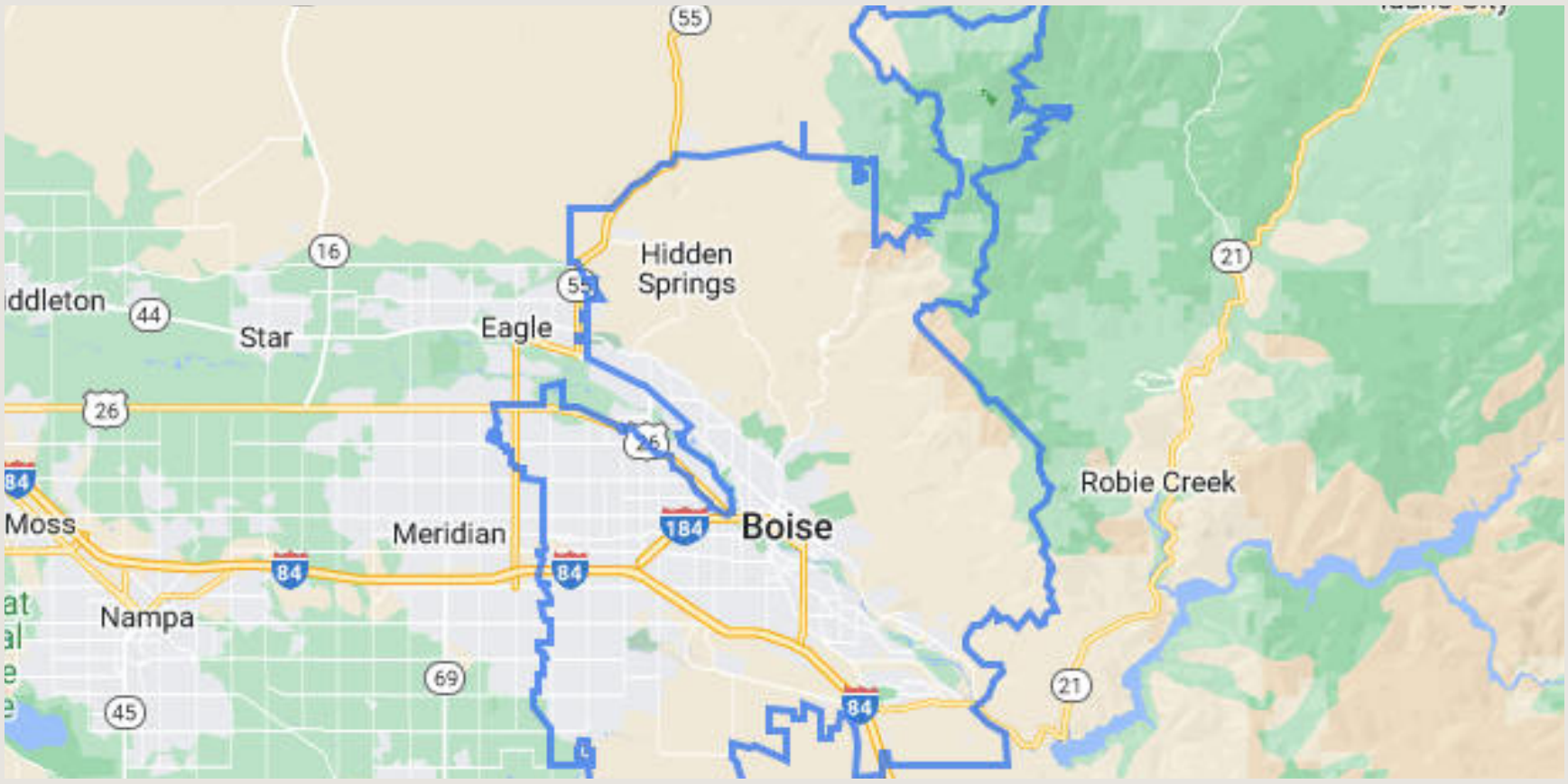


BOISE

The capitol of Idaho. Boise is large enough to offer everything you could want, yet small enough to feel friendly and easy to navigate. There is countless dining options, entertainment, and outdoor exploration. The river runs through town and you're just 20 miles away from Bogus Basin ski resort.

With an overall median price of $500k, there's a variety of different area's and a dynamic blend of homes to choose from within Boise.

In the North End and downtown area, you'll generally see a lot of smaller, historic charmers and mature trees. Here you're close to Boise State University, downtown excitement, the Greenbelt along the river, and the foothills. As you move out of downtown, other areas have a strong suburban feel, especially as you move closer to Meridian.



WHEN YOU COME TO VISIT

01 Arrange a day you can meet for drinks/coffee/lunch with me; even if you're just checking out the area, I'd still love to see you!

02 You can stay at the Hyatt Place in Meridian for easy access to just about anywhere. If there's a specific suburb that catches you eye, I can recommend a hotel within that area for a closer commute!

03 Eight Thirty Common, Matador, and The STIL are some of our favorite places to grab dinner and dessert.

04 While you're here, try grabbing a coffee from Royal Coffee Co while you stroll through the Village at Meridian. Or check out all the fun things to do at Indian Creek Plaza in Caldwell. Another favorite of ours is a walk or bike ride on the Green Belt, the path that follows the river on both sides, from Boise all the way to Star!

I HOPE YOU ENJOY YOUR TIME IN MY CITY

ARE YOU READY TO START?

So you're ready! You have an idea of the area that makes the most sense for your family, budget and real estate goals - let's chat!

I would love to help refine your needs and desires so that we can find the perfect landing spot for your family in the Treasure Valley.

Your partner in the home search,

Kelly

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TAP TO SCHEDULE A CONSULTATION

TAP TO BROWSE HOMES NOW