LIVING IN IDAHO

YOUR IDAHO RELOCATION GUIDE

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REAL ESTATE REIMAGINED





Hello!

First and foremost, I am a family man that is married to his highschool sweetheart and we have 3 amazing children together and 2 dogs. I have been in the Real Estate industry for over 15 years.

I got my license when I was just 19 years old. I dabbled with property management in Park City, Utah for the first part of my career and then moved back home to Idaho to go full-time as a Real Estate agent in 2016.

Since then I have helped a ton of families achieve their real estate goals wether that be relocating from out of state to first-time home buyers, investors, new construction and more.

I have a ton of experience in many different aspects of real estate and I am excited to help you with your specific journey!



STEPS TO MAKING IDAHO YOUR HOME

LETS CHAT!

Lets get in contact, here is my personal contact info!

(208) 810-8182

myrealestatedude@gmail.com

@livinginidahorealty

FIND A LENDER!

If you haven't chosen a lender yet, I've researched the best in the valley and know who delivers results. Find a lender you connect with and discuss the loan process and programs that suit your needs the best. Once you're pre-approved, we can begin your home search!

LET'S FIND A HOME!

After our buyer consultation, we'll select a few properties you like best and arrange viewings or I can provide detailed video tours. For your trips I will stay up to date on the hottest/ newest listings so you don't miss out on anything!



UNDER CONTRACT

After we go under contract, we usually have around 10 days to back out if you have any reservations. During this period, I'll arrange for you to visit the house, if possible, so you can see it in person. If you are unable to make the trip, I'll compile all the info you need to make the best decision for you and your family.

INSPECTION

We highly suggest getting an inspection for all homes! They help you move forward with peace of mind and keeps you protected. We have some fantastic recommendations!

CLOSING DAY!

Now, it's time to celebrate! Time to sign all of your closing documents for the purchase of your new home. I will get your signing appt. scheduled with the Title & Escrow company and you will officially become a homeowner.

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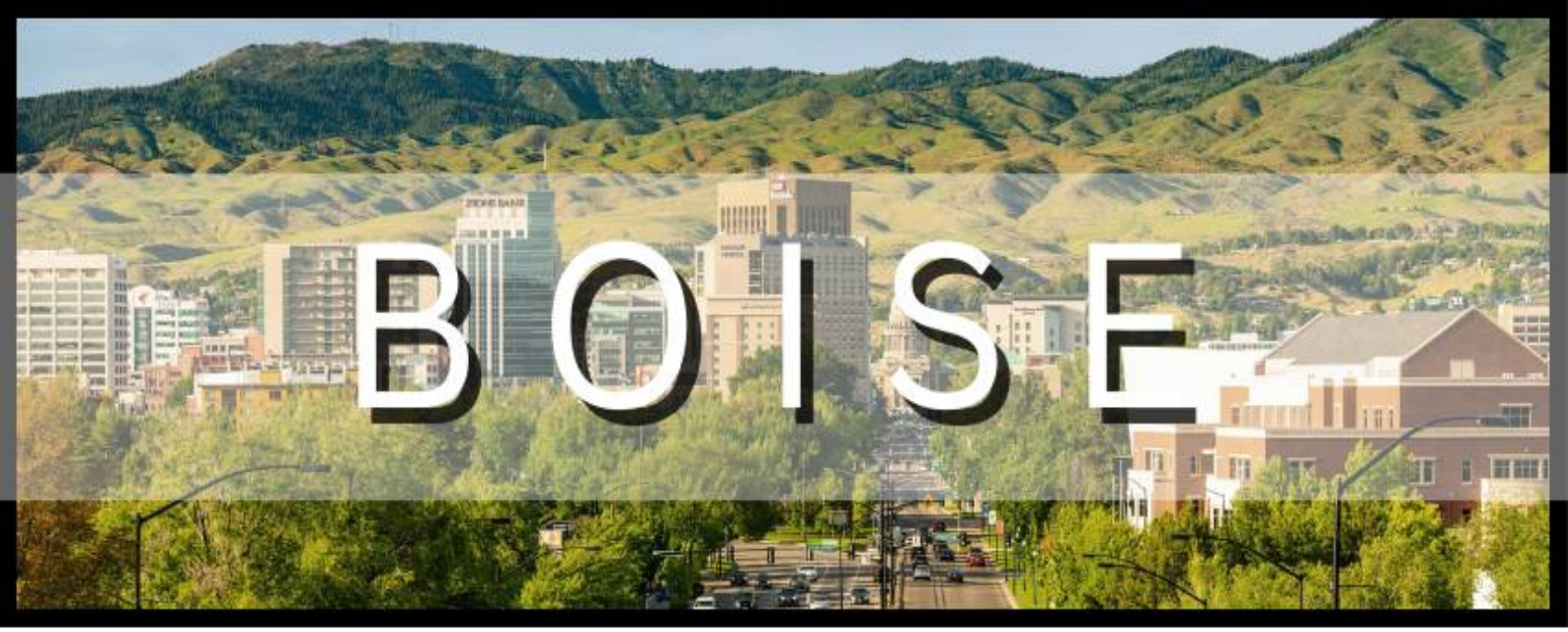
Idaho is a gem! (No really it's the gem state)

Idaho has so much to offer with new so much growth and new opportunities emerging! Anywhere in the state you'll be close to the great outdoors, history, and many modern amenities.

I can help you find the perfect home to fit all your needs and budget!

Here are a few highlights of Idaho!





Boise, Idaho, is the vibrant capital city of the Gem State, nestled in the heart of the Treasure Valley. Known for its stunning natural beauty. The city enjoys a mild climate, making it a great place for activities such as hiking, biking, skiing, and fishing. Boise's famous Boise River Greenbelt, offers residents and visitors a perfect blend of active outdoor lifestyles and urban living

The city's calendar is packed with events and festivals, such as the Treefort Music Fest and the Boise Farmers Market, which showcase the local talent. Downtown Boise is a great spot for a bite, with a fun food scene that features a mix of farm-to-table restaurants, craft breweries, and coffee shops, catering to a wide range of tastes and preferences.

The city is home to a growing number of tech companies, startups, and established businesses, contributing to a dynamic job market and a low unemployment rate. Boise is an attractive destination for both individuals and families looking to relocate and thrive in a welcoming and prosperous community.



NAMPA

Nampa, Idaho, is a rapidly growing city located just 20 miles west of Boise, in the heart of the Treasure Valley. Known for its rich agricultural heritage, Nampa offers a blend of small-town charm and modern amenities.

Enjoy the being outside with Lake Lowell providing opportunities for boating, fishing, and bird watching, while the nearby Deer Flat National Wildlife Refuge and Wilson Creek offers trails for hiking.

Nampa has a vibrant community with a strong emphasis on local events and family-friendly activities. The historic downtown area is home to a variety of shops, restaurants, and entertainment venues, including the Nampa Civic Center and the Ford Idaho Center, which hosts concerts, sporting events, and rodeos.

Nampa is experiencing significant growth, driven by a diverse mix of industries including agriculture, manufacturing, and technology. Nampa's affordable cost of living and expanding housing market, makes it an appealing choice!



MERIDIAN

Meridian, Idaho, is one of the fastest-growing cities in the state, located just west of Boise in the Treasure Valley. Known for its family-friendly atmosphere and excellent quality of life, Meridian offers a blend of suburban comfort and urban convenience.

The city boasts a well-planned community with beautiful parks, top-rated schools, and modern amenities, making it an ideal place for families and professionals alike. Popular attractions include The Village at Meridian, a premier shopping and entertainment complex, and the expansive Settlers Park, which features sports facilities, playgrounds, and a splash pad.

The city hosts numerous family-friendly events throughout the year, such as the Meridian Dairy Days and the Meridian Art Week. You also can’t forget about the Meridian Speedway!

Meridian's real estate market is booming, with new developments and housing options!



MCCALL

McCall, Idaho, is a picturesque mountain town located approximately 100 miles north of Boise. Nestled on the shores of Payette Lake, McCall is renowned for its stunning natural beauty and year-round outdoor recreation opportunities.

The town is know for fishing, hiking, and mountain biking, while winter transforms McCall into a snowy wonderland perfect for skiing, snowboarding, and snowshoeing at nearby Brundage Mountain Resort. The winter festival is a popular attraction, that features ice sculptures, a parade, and so many family friendly activities!

McCall's real estate market includes a mix of vacation homes, cabins, and permanent residences, that would work for either seasonal visitors and full-time residents. With its breathtaking landscapes, recreational amenities, and welcoming community, McCall is a sought-after destination!



CALDWELL

Caldwell, Idaho, is a charming city located in the Treasure Valley, about 25 miles west of Boise. Caldwell is a key part of Idaho's wine country, with numerous vineyards and wineries dotting the landscape. The city's scenic location along the Boise River provides ample opportunities for outdoor activities such as fishing, boating, and bird watching.

Indian Creek Plaza, serves as the heart of community gatherings and hosts year-round events like the Caldwell Night Rodeo, Winter Wonderland Festival, and farmers markets! Caldwell's rich history is preserved in its historic buildings and museums.

The city's strategic location along major transportation routes, such as Interstate 84 and U.S. Highway 20/26, makes it an attractive destination for businesses and logistics operations. Caldwell's affordable cost of living, combined with a range of housing options and excellent schools, makes it an appealing place for families and individuals seeking a balanced lifestyle.



EAGLE

Eagle, Idaho, is a picturesque suburb located just 10 miles northwest of Boise. Known for its scenic beauty and high quality of life, Eagle offers a perfect blend of rural charm and urban convenience.

The downtown area features a mix of boutique shops, gourmet restaurants, and cozy cafes, creating a charming and fun atmosphere. The city is also home to a number of art galleries and cultural venues, adding to its appeal for residents and visitors alike.

Eagle's real estate market is very diverse, offering a range of housing options from luxurious estates to modern family homes. With its excellent schools, safe neighborhoods, and strong sense of community, Eagle continues to attract families, professionals, and retirees looking for a high quality of life in a beautiful and dynamic setting..



Star, Idaho, is a rapidly growing small town located in the Treasure Valley, about 16 miles northwest of Boise. Known for its friendly, close-knit community and rural charm and uburban lifestyle while still being conveniently close to the amenities of larger cities.

You'll find picturesque farmland and open spaces, making it an ideal location for those who appreciate the beauty of Idaho's natural landscapes.While enjoying the outdoors you'll still have cute cafes and restaurants near by.

The town's real estate market is booming, with new housing developments and a variety of home styles to accommodate the increasing population. Star's proximity to major highways and the larger cities of Boise and Meridian makes it an attractive option for commuters.

Star is an appealing destination for for those seeking a balanced and fulfilling lifestyle in a small-town setting.



MIDDLETON

Middleton, Idaho, is a quaint and rapidly growing town located in the Treasure Valley, approximately 30 miles northwest of Boise. The town is surrounded by beautiful farmland and open spaces, making it an ideal location for those who appreciate the tranquility and charm of country living.

Middleton is a tight-knit community that places a strong emphasis on local events and family-friendly activities. The town hosts several annual celebrations, such as Middleton Days and the Christmas Parade, which bring residents together. The downtown area features a mix of local businesses, including shops, restaurants, and cafes, adding to the town's charm and providing a hub for social gatherings and commerce.

Middleton is experiencing steady growth, with a diverse economy supported by agriculture, small businesses, and an increasing number of commuters who work in the nearby cities of Boise, Nampa, and Caldwell. The town's real estate market is expanding, with new housing developments and a variety of home styles to accommodate the growing population.