

# SUNNYVALE in Nampa

Welcome to Sunnyvale, a community with new single-family and multi-family homes just West of the intersection of Karcher and Middleton Roads.

Enjoy the proximity to Lake Lowell with beaches, fishing and hiking trails. Sunnyvale is a quick commute to Boise and is located near great shopping, dining, recreation and entertainment. Choose from a variety of one and two-story homes with timeless open concept designs.



## Featured Plans

- Alturas** (1,446 Sq Ft, 3 BR/2 BA, 1-Story)
- Birch** (1,620 Sq Ft, 3 BR/2 BA, 1-Story)
- Crestwood** (2,009 Sq Ft, 3-4 BR/2 BA, 1-Story)
- Amethyst** (2,270 Sq Ft, 3-5 BR/2.5-3 BA, 1-Story)
- Brooke** (2,279 Sq Ft, 3-5 BR/2 BA, 1.5-Story)
- Cypress** (2,412 Sq Ft, 3-5 BR/2.5-3 BA, 2-Story)
- Garnet** (2,807 Sq Ft, 4-6 BR/2.5-3 BA, 2-Story)
- Jade** (2,6531 Sq Ft, 3-5 BR/2.5-4 BA, 1.5-Story)
- Topaz** (3,0648 Sq Ft, 4-5 BR/3.5 BA, 2-Story)
- Spruce** (3,065 Sq Ft, 4-7 BR/2.5-4 BA, 2-Story)
- Yosemite** (3,308 Sq Ft, 4-7 BR/3.5-4 BA, 2-Story)
- Agate** (3,435 Sq Ft, 4-6 BR/2.5-3 BA, 2-Story)



**Sales Center:**  
15722 N Cultivar Ave  
Nampa, ID



**Community Number:**  
(208) 917-8147



SCAN TO SEE  
AVAILABLE  
HOMES



## Features

### New Homes in Nampa

1,446+ to 3,435+ Square Feet

3-7 Bedrooms | 2-4 Bathrooms



## Schools

### Vallivue School District

Lakevue Elementary School

Sage Valley Middle School

Ridgevue High School



## HOA Dues

Set Up Fee: \$300

Annual Dues: \$600

Transfer Fee: \$300



## Areas of Interest



**Boise Airport:** Less than 30 Minutes

**Boise State University:** Approximately 30 Minutes

**Lake Lowell:** Approximately 20 Minutes

**Idaho Center:** Less than 15 Minutes

**Roaring Springs Waterpark:** Less than 20 Minutes

### Hospitals & Urgent Care Centers

St. Luke's Hospital (less than 10 Minutes)

St. Alphonsus Hospital (less than 15 Minutes)

Urgent Care Centers (less than 2 Minutes)

### Shopping

Grocery and Retail Stores (2-10 Minutes)

### Dining

Restaurants including Texas Roadhouse, Red Robin and Olive Garden (5-10 Minutes)

