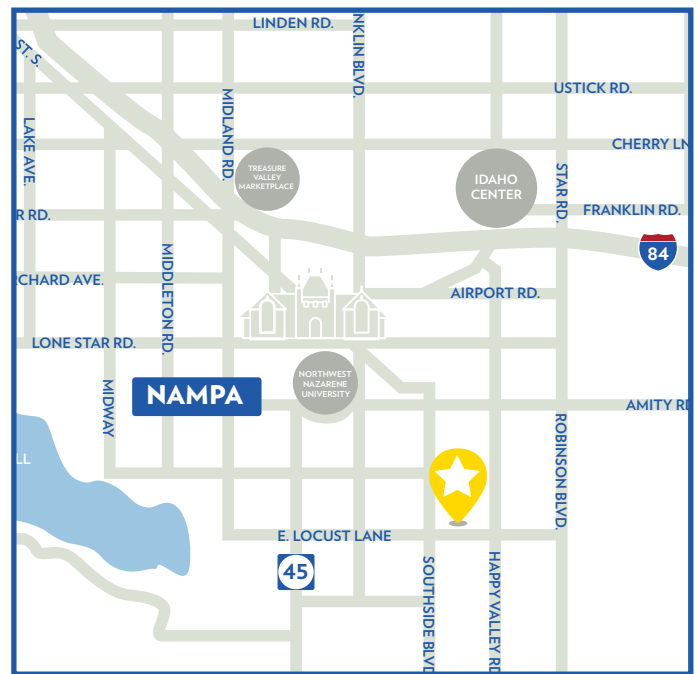


# SOUTHERN RIDGE in Nampa

Southern Ridge offers a quiet location built for relaxing and hanging out, perfect for you and your family. The Community is conveniently located in South Nampa and is within proximity of Osborne Park and Ronald Reagan Elementary School. You are only minutes away from shopping, dining, entertainment, and only 22 miles to downtown Boise and the Boise Airport. Plus, residents can enjoy outdoor activities at nearby Lake Lowell. Choose from a variety of spacious one and two-story floor plans with beautiful modern features.



## Featured Plans

- Birch** (1,620 Sq Ft, 3 BR/2 BA, 1-Story)
- Brookfield** (1,888 Sq Ft, 3-4 BR/2 BA, 1-Story)
- Crestwood** (2,009 Sq Ft, 3-4 BR/2 BA, 1-Story)
- Amethyst** (2,008-2,204 Sq Ft, 3-5 BR/2-3 BA, 1-Story)
- Brookfield Bonus** (2,279 Sq Ft, 3-5 BR/2 BA, 1.5-Story)
- Emerald** (2,433-2,633 Sq Ft, 3-5 BR/3 BA, 1-Story)
- Maple Loft** (2,483 Sq Ft, 3-5 BR/2.5-4 BA, 2-Story)
- Trinity** (2,804 Sq Ft, 4-6 BR/2.5 BA, 2-Story)
- Garnet** (2,695 Sq Ft, 4-5 BR/2.5-4 BA, 2-Story)
- Opal Bonus** (2,653-2,851 Sq Ft, 3-5 BR/2.5-4 BA, 1.5-Story)
- Topaz** (3,064-3,298 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** (3,259 Sq Ft, 4-7 BR/3.5-4 BA, 2-Story)
- Agate** (3,435-3,654 Sq Ft, 4-6 BR/2.5-3 BA, 2-Story)



**Directions to Community:** From West I-84 take exit 38 to Garrity Blvd, South on Garrity Blvd, Left on Flamingo, Right on Happy Valley Rd, Continue on S Happy Valley Rd to Locust Ln, Right on Locust Ln, Right on S. Oak Ridge Ave, Right on E. Wood Ridge Dr, Right on E. Eagle Ridge Dr.



**Sales Center: Southern Ridge**  
3992 E Eagle Ridge Drive, Nampa, ID

# SOUTHERN RIDGE



## Features

New Homes in Nampa

1,620 to 3,654+ Square Feet

3-7 Bedrooms | 2-4 Bathrooms



## Amenities

Large Tot Lot



## Schools

Nampa School District

Ronald Reagan Elementary School

East Valley Middle School

Columbia High School



## HOA Dues

Set Up Fee: \$300

Annual Dues: \$500

Transfer Fee: \$300



## Areas of Interest



**Boise Airport:** Less than 30 Minutes

**Boise State University:** Approximately 30 Minutes

**Lake Lowell:** Less than 20 Minutes

**Idaho Center:** Less than 15 Minutes

**NNU:** Less than 10 Minutes

### Hospitals & Urgent Care Centers

St. Alphonsus Hospital (15 Minutes)

St. Luke's Hospital (20 Minutes)

Urgent Care Centers (15 Minutes)

### Shopping

Grocery and Retail Stores (5-20 Minutes)

### Dining

Restaurants including Texas Roadhouse, Red Robin, Olive Garden, and Idaho Pizza Company (10-20 Minutes)