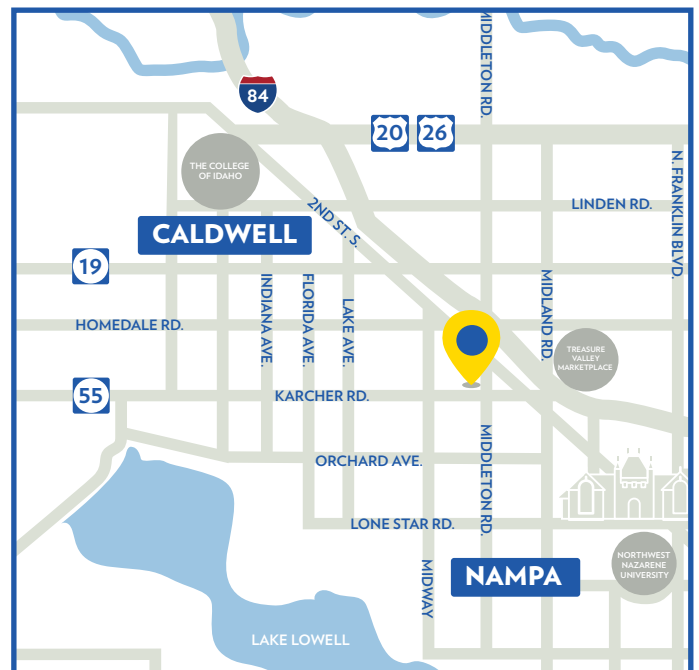


SUNNYVALE in Nampa

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

- Ridenbaugh** (1,244 Sq Ft, 3 BR/2 BA, 1-Story)
- Alturas** (1,446 Sq Ft, 3 BR/2 BA, 1-Story)
- 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:

Take exit 33 from Westbound I-84, Right on Karcher, continue on Karcher to Middleton Rd, Left on Middleton, Right on Flamingo, Right on N Amarone Ave, Right on W Stanmore St to N Cultivar.



Sales Center: Sunnyvale

15722 N Cultivar Ave, Nampa, ID



Features

New Homes in Nampa

1,244 to 3,654+ Square Feet

3-7 Bedrooms | 2-4 Bathrooms



Schools

Nampa School District

Central Elementary School

West Middle School

Nampa High School

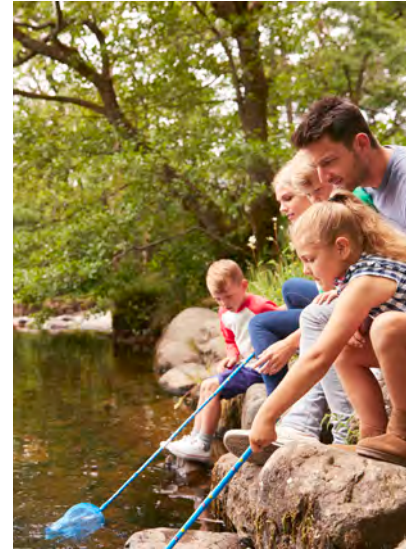


HOA Dues

Set Up Fee: \$300

Annual Dues: \$525

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)

