

**MORE**  
THAN A  
**COMMUNITY**

...THE NEW FEELING  
YOU'VE BEEN SEARCHING FOR.



**BILTMORE CO.**

*Built Better, Beautifully*

— AT —



**VALNOVA**

NEW HOME SPECIALISTS

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**MIKE BROWN** GROUP  
REAL ESTATE

**Silvercreek**  
REALTY GROUP



## **THE LAND**

At the heart of Valnova’s design is a respect for the land. Topography, natural features, and visually sensitive areas are retained and celebrated. The development has been carefully designed and placed upon the land to preserve sensitive slopes, viewsheds, to retain habitat and wildlife corridors, and to adhere to best practices for the urban-wildland interface.

## **OPEN SPACE & NATURAL LAND**

Valnova is surrounded by preserved open lands that are to remain undeveloped and open for recreational use. These spaces give Valnova its sense of tranquility and unparalleled beauty.

Over 75 percent of residences within the Valnova community are adjacent to open space, parks, and recreational areas, affording access to nature and an outdoor-focused lifestyle. Over 50 percent of Valnova’s Community land—nearly 3,000 acres—will be preserved in its native condition or developed into community recreational activity areas or amenities.

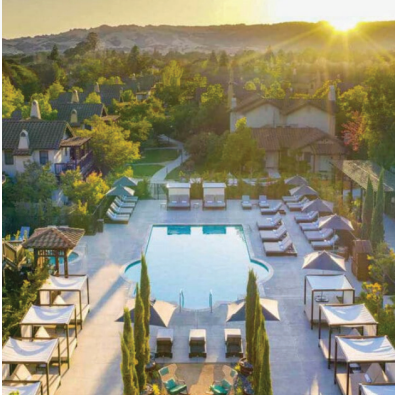


## **THE GLENCARA GREENWAY**

The Glencara Greenway is part of the larger Eagle City Foothills Regional trail system spanning the length of Valnova Community’s Big Gulch Corridor. It is being designed as a linear park with native riparian planting and multiple access points to and from adjacent community centers and amenities, neighborhood parks, and adjoining trails.

The Greenway will also provide critical ecological functions, including drainage and storm water management. Lakes and water features found along the corridor provide visual and recreational amenities, while serving as vitally important components of Valnova’s water management strategy.





## **COMMUNITY PARK AND CLUB**

The Community Park and Club is where Valnova’s main recreational activity and amenities will be located. A central clubhouse will feature dining and event space. Pools, spas, pickleball, tennis courts, and beach-side activities will be located on the edge of Valnova Lake, offering recreation and relaxation for all ages. Phase 1 of the community park and club is scheduled to open in late 2025.

## **VILLAGE CENTER PARK & WATERFRONT**

In Valnova’s Village Center, shops and restaurants will line vibrant streets where residents and visitors can enjoy wide shaded sidewalks, comfortable seating, and a plaza overlooking the Greenway. Pedestrian-oriented architectural details, enhanced materials, and festive lighting will create an outdoor environment to be enjoyed year-round.

Facilities anticipated in the Village Center Park include picnic areas, an amphitheater, a lift to take mountain bikers and hikers to the hilltop trails in the summer, ice skating, and a magic carpet serving as a tubing hill in the winter.



## **RESIDENTIAL NEIGHBORHOODS**

Valnova’s residential neighborhoods are inspired by the traditional community planning and town-building principles set forth by the City of Eagle. Residential areas have a range of lot sizes and housing types, including single-family houses and a mix of townhouse and multifamily structures. Commercial shops, businesses, daycare facilities, schools, and churches will be conveniently accessible to Valnova neighborhoods.





# THERE'S SOMETHING FOR EVERYONE

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## AMENITIES

Central Clubhouse with  
Dining & Event Space

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Indoor & Outdoor Pools

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Pickleball & Tennis Courts

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Community Lake

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Beach-Side Activities  
on the Edge of Valnova Lake

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Glencara Greenway Linear  
Park Connection to  
Regional Trail System

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Village Center Waterfront  
with Shopping & Dining

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Picnic Areas & Amphitheater

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Lift to Take Mountain Bikers  
& Hikers to Hilltop Trails

Walking Paths

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Neighborhood Parks  
& Dog Park Areas

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Equestrian Center

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Seasonal Ice Skating  
& Tubing Hill

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Master-Planned Schools

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Public Library

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Two Fire Stations

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Police Station

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Golf Courses

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...and More!



## WHAT'S NEARBY?

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### SHOPPING & DINING

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Ridley's Market	7 miles
Downtown Eagle	8 miles
Downtown Star	7 miles
Meridian Costco	10 miles
The Village at Meridian	14 miles
Boise Towne Square Mall	17 miles

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### RECREATION

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Firebird Raceway	4 miles
Eagle Island State Park	10 miles
Boise River	5 miles
Bogus Basin	34 miles
River Birch Golf Course	3 miles
Lucky Peak State Park	32 miles
Ford Idaho Center	14 miles

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### OTHER

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Boise Airport	23 miles
Boise State University	19 miles
College of Western Idaho	13 miles
College of Idaho	18 miles
Northwest Nazarene University	18 miles
McCall & Payette Lake	106 miles

# THE VISION

Valnova is a community built around Eagle's vision of small-town charm, elevated experience, and an empathy for people who work hard and play hard—knowing that sometimes the place where they work and play is the same: *home*. To that end, regardless of one's age or status in life, Valnova will offer all residents an opportunity to curate their own experience in the secluded, native open spaces between the Eagle foothills.

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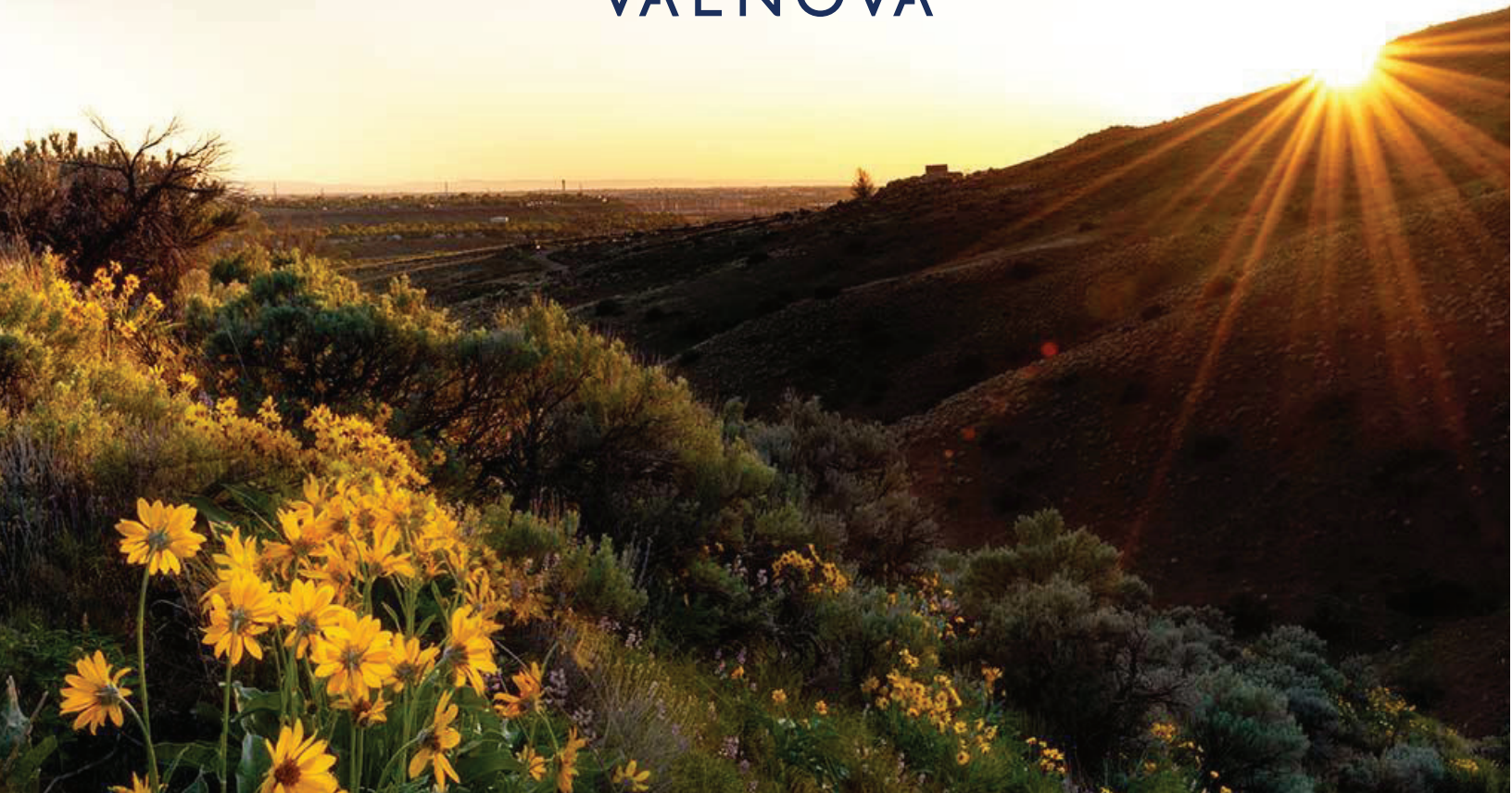
## A COMPLETE COMMUNITY

Eagle City's comprehensive plan describes a vision for a "Complete Community" that goes beyond a standard suburban development. Valnova will utilize traditional town building and placemaking principles to create a complete community where residential, commercial, social, employment and recreational needs are integrated and balanced within a well-designed, high-quality built, differentially amenitized environment that is financially, environmentally, and socially sustainable.





# VALNOVA



Located in the foothills of Eagle, Idaho, Valnova is a 6,000-acre premiere master-planned community offering abundant amenities for those looking for active, outdoor living.

## 6,000 ACRES OF OUTDOOR LIVING

2.5 Acre Lake

Paddleboarding

Indoor/Outdoor Pool

Recreation Center

Fitness Center

Pickleball

Pocket Parks

Biking & Hiking

Trails

Pathways

Located in the foothills of Eagle, Idaho, Valnova utilizes the natural glen and surrounding land as the backdrop for a one-of-a-kind master-planned community. It offers easy access to native open spaces, diverse recreational amenities, and modern conveniences. Thoughtfully connected to commercial and retail services, Valnova will allow residents to embrace the Eagle lifestyle and experience “Life, Done Right.”



BILTMORE CO. AT



VALNOVA



- AVAILABLE
- PENDING
- SOLD
- RESERVED





# HOMEOWNER ASSOCIATION

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## INCLUDED WITH HOA FEES:

### Recreation

- Over 50% Open Space
- Glencara Recreation Village
  - 2.5 Acre Recreation Lake
  - Beach Area
  - Indoor/Outdoor Swimming Pool
  - Fitness Center
  - Overwater Boat House
  - Pickleball Courts
  - Tennis Courts
  - Regional Trailhead
  - Shade Pavilion
- Biking & Walking Paths & Trails
- Playground
- Pocket Parks
- Neighborhood Parks
- Regional Parks
- Pet Potty Station
- BBQ Grills

### Common Area Water

- Pressurized Irrigation

### Animals

- Dogs & Cats ok. No livestock or poultry

### Quality Design Standards

- Design Review Committee maintains high architectural design standards

### 1 Full GB High Speed Fiber Optic Internet

- Every home comes pre-wired with 1Gbps fiber internet -provided by Lumen/CenturyLink

### Fees

- HOA fees: \$240/month, billed monthly
- Attached Homes may have additional fees to cover roof replacements, front yard landscaping/maintenance
- New Home Set Up Fee: 0.2% of total home purchase price
- Transfer Fee (for resale homes only): 0.2% of total home purchase price
- No Estoppel Fee

### Taxes

- CID (Spring Valley Admin /Bond) is currently at 0.5% of taxed assessed value

### Utilities NOT included in HOA Fees

- City of Eagle Water
- Eagle Sewer
- Intermountain Gas
- Hardin Sanitation Trash/Recycling
- Idaho Power



**BILTMORE CO.**

*Built Better, Beautifully*



*Owners Kevin and Liz Amar*

Biltmore Co. is an award-winning construction company in Idaho's Treasure Valley that is headquartered in Meridian. Known for building high-quality homes across the valley, homebuilding is viewed as more than just a project, it's a passion. The attention to detail and commitment to exceeding customer expectations drives Biltmore Co. and their team of versatile construction and design professionals to deliver an unparalleled homebuilding experience.

"Biltmore...Built Better" isn't just a slogan. We take pride in knowing that when our clients walk into our gorgeous models, the comment we hear the most is, "I can't believe I get all of this in a Biltmore Co. home." Whether you're looking for more space, looking to downsize or needing to work from home, we listen to all of your needs and then implement your desired lifestyle into your new brand-new home. We're thankful to be a part of one of the most exciting decisions you'll ever make.

## MEET — THE — BUILDER



2024 Idaho Press Tribune  
Boise's Best Builder WINNER



2024 Idaho's Best  
Best Commercial Contractor STATE WINNER



2024 KIVI Channel 6  
Excellence in Innovation and Design Award



2024 Boise Parade of Homes  
People's Choice WINNER



2023 Idaho Statesman's Boise Favorites  
Best Builder WINNER



2023 Boise Parade of Homes  
People's Choice WINNER



VALNOVA HAS SOMETHING FOR  
**EVERYONE**

Let us help you find your new home  
in one of Valnova's initial neighborhoods:  
Glenview, Lindale & Muirhaven.



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**Carmen Wilson**

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