

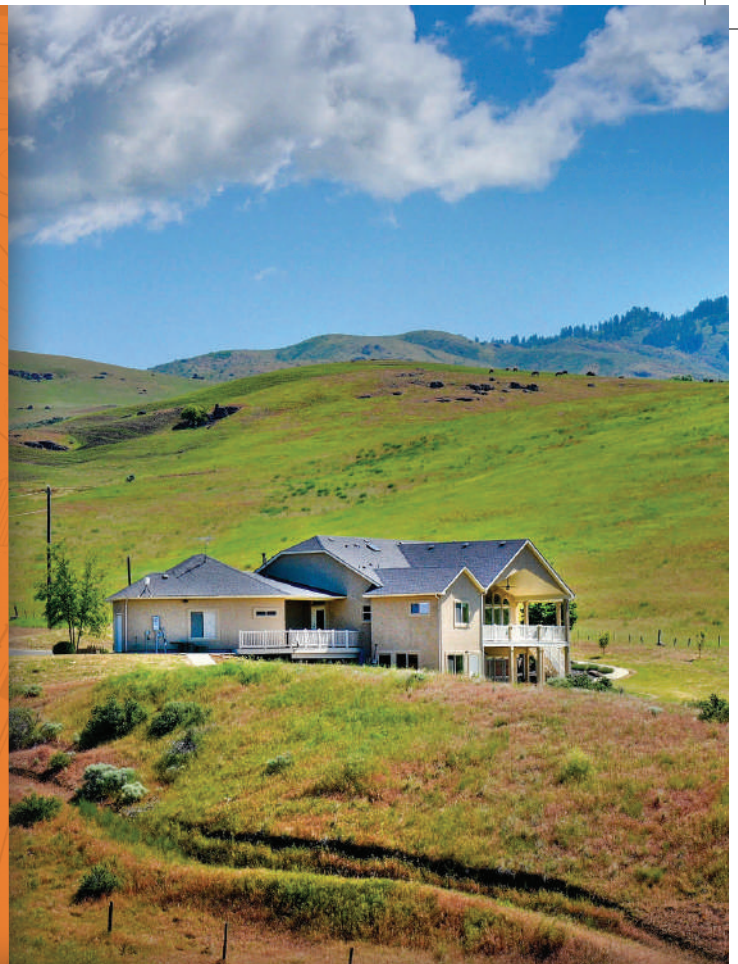
# BOISE

## QUALITY OF

# LIFE

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## SECOND TO NONE



TRAIL 27 WELCOMES YOU!







**Welcome to Trail 27**, a local real estate company owned and operated by Broker, Kealy Baughman. The inspiration for the company came to her one day when she was finishing a mountain bike ride in the Foothills. She was coming down through the Cottonwood Creek trail under a canopy of trees along a creek. It was cool, quiet and gorgeous. She was thinking to herself that there is no way you would know you were a mile from the capital of the state.

**“I felt gratitude for having amazing outdoor recreational opportunities and the convenience of downtown living right out my front door. I realized I wanted this for all my clients.”**

And so, **Trail 27 was born.** A brokerage which guides clients down **THE PATH OF LOVING WHERE YOU LIVE!**

**The Trail 27 Team** has a refreshing & unique outlook on how to best serve clients. Offering in-depth consultations to help clients identify their core goals; and teaching the reason behind each step of the transaction empowers clients to make decisions of the highest quality. **Trail 27** lives from a perspective of abundance, rather than scarcity, meaning no one deal is worth lowering our standards, so clients can always be assured their absolute best interests come first.



# The Team



**KEALY BAUGHMAN** [kealy@trail27.com](mailto:kealy@trail27.com) 208.724.0048

As the owner and Broker of Trail 27, Kealy has developed a team of agents and created an atmosphere that provides clients with a unique experience that is focused on helping clients find a home where they love to live. As a former University of Washington Volleyball player and coach, Kealy knows what it takes to be focused and dedicated on a goal. She may appear fun and casual but make no mistake that when it comes to negotiations and protecting her client's best interests, she's been called a barracuda. Outside of real estate, you will find Kealy and her family outdoors, giving back to the community, or hosting gatherings with friends.



**JAMES "SHORTY" CLARKE** [shorty@trail27.com](mailto:shorty@trail27.com) 208.634.6766

Jim, "Shorty" as he's been known since 6th grade has always believed in helping people, be it as a mentor in business, a youth coach, or in various non profit organizations. Shorty currently sits on the board of the Kit Worthington Foundation for the Arts. It is this commitment to public service that drives Shorty to help those who may be new to Idaho or to Boise to find their place in our community. With his wife of over 50 years, Shorty has raised 3 children and 9 grandchildren. Formerly of Laguna Beach, CA and McCall, Idaho, the Clarkes now reside in the Warm Springs area of Boise's East End.



**JOLIE LICKLEY** [jolie@trail27.com](mailto:jolie@trail27.com) 208.389.8544

Jolie is a Boise native who has worked in real estate with Kealy since 2013. Jolie's Real Estate goal is to match every client with a home that suits their Boise lifestyle. Jolie and her family love everything Boise has to offer, including great food, kind people and an abundance of outdoor recreational opportunities. Jolie played soccer at Bishop Kelly and University of Idaho. Outside of work and family, you will find her on the trails hiking with her dogs, or trail running.



**ERIC LOFTHUS** [eric@trail27.com](mailto:eric@trail27.com) 208.250.7286

A Nampa resident since 1996, Eric is an enthusiastic member of the community, who enjoys golf and riding his dual sport motorcycle. He would be happy to show clients the best that the Treasure Valley has to offer. Eric is a graduate of The University of North Dakota, and father of two children. Eric spent 25 years in the insurance business owning a property and casualty insurance agency. This experience gives him a unique perspective and thorough knowledge of the home market in the Treasure Valley. When not at work you can find Eric at his children's activities, ranging from football and soccer to Track and Field.



**MICHELLE GIRGIS** [michelle@trail27.com](mailto:michelle@trail27.com) 208.991.0197

Michelle is a licensed real estate agent who is passionate about sharing the wonderful Boise quality of life. Showing homes, giving community tours and meeting new people are what drew her into real estate. Michelle and her husband fell in love with Boise while vacationing here and made the move from the Midwest. They explore Boise and beyond on their tandem bike and enjoy hiking and volunteering in the community. With all Boise has to offer with outdoor recreation, cultural and sporting events, there are many reasons to love where you live.



**GAGE YOUNG** [gage@trail27.com](mailto:gage@trail27.com) 208.477.4545

A Treasure Valley resident since 2004, Gage has enjoyed Idaho living for decades. She loves the outdoors and celebrates the seasonal activities that Idaho has to offer. An avid fly fisherwoman, she grew up spending her summers in Idaho. Her organizational and communication skills are instrumental components of the top-quality service that she offers to everyone she serves. Gage enthusiastically approaches work and life with vigor and she prides herself in providing exceptional customer service that is tailored to each of her client's individual needs. Contact Gage if you are looking to move to the Treasure Valley or to make a change within the area.



# Boise

215,000+ RESIDENTS



**Boise is a thriving metropolis of over 215,000 people**, nestled in a tree dotted valley set against the majestic foothills with the Boise River running through the middle. The Boise Greenbelt follows the flow of the river from Boise to Eagle which is about 30 miles. [cityofboise.org](http://cityofboise.org)



Situated where the high desert meets the western edge of the Rocky Mountains, **Boise is the gateway to exceptional recreational opportunities** including: world famous white-water rafting, Nordic and Alpine skiing, snowboarding, hunting, fishing, backpacking and camping.

Hiking, trail running, and mountain biking are popular activities right in the metro area. **Ridge to Rivers Trail System** is 190 miles of nationally acclaimed trails. With an interconnected network of roads and trails, Ridge to Rivers links neighborhoods with public lands and connects people with the natural environment. [ridgetorivers.org](http://ridgetorivers.org)

**There are five ski resorts nearby**, with Bogus Basin located just 16 miles north of the Boise Valley; Soldier Mountain, Sun Valley, Tamarack Resort and Brundage Mountain are only a short drive away. [skicentral.com/idaho.html](http://skicentral.com/idaho.html)





Because BSU is just minutes from downtown and nestled along the Boise River, the city absolutely transforms on home game days. The streets around the stadium close down as tailgaters flood the parking lots and **the entire city cheers on the Broncos.**



**The Botanical Gardens** are in Boise's Old Penitentiary Historic District, and is a living museum dedicated to enhancing our community's quality of life by fostering a love of nature and developing intellectual curiosity in people of all ages. [idahobotanicalgarden.org](http://idahobotanicalgarden.org)



Quality of life, low cost of doing business, an educated and motivated workforce, and the presence of numerous post-secondary educational institutions provide **a healthful environment in which to do business.**

The economy is a mix of business, education, healthcare, retail, manufacturing, government and the military.



**Long summer nights are enjoyed by all.** Boise's residents may spend their days enjoying nature and the Boise Farmers Market and Capital City Public Market by day, but they fill their evenings dining on locally sourced cuisine, enjoying a Shakespeare performance ([Idahoshakespeare.org](http://Idahoshakespeare.org)), or a casual gathering with friends at a local café patio.



# Boise at a Glance



## EDUCATION

### PUBLIC SCHOOLS

The **Boise School District** serves more than 26,000 students in 46 schools over a 456 square mile area of Ada County. **West Ada School District** operates in Meridian, Eagle, Star, Kuna and western Boise. It serves 35,000 students in 49 schools over an area of 382 square miles.

Eagle schools fall in the **Meridian School District** and include Eagle High School, Eagle Middle School, Seven Oaks Elementary School, North Star Charter School, and Eagle Academy.

The **Nampa School District** includes 15 elementary schools, 4 middle schools, and 4 high schools, one of which is an alternative high school. Nampa is also home to Northwest Nazarene University (NNU) and College of Western Idaho (CWI).

**Please use the following sites for more information:**

[boiseschools.org](http://boiseschools.org) (Boise)

[westada.org](http://westada.org) (Meridian, Eagle)

[www.cityofnampa.us/873/Primary-Secondary-Schools](http://www.cityofnampa.us/873/Primary-Secondary-Schools) (Nampa)

### CHARTER SCHOOLS

**Charter schools are free, public schools open to all students.** Charter schools give parents a choice of sending their children to a school that uses innovative methods to provide a quality education. A charter school is designed by a group of parents, educators, and/or community members and is mission driven. They follow the same rules and regulations as public schools and participate in the same state-mandated assessments. Parents must apply or participate in a lottery to enroll their children in charter schools.

**The following links provide more information about Idaho's charter schools:**

[idchartercoalition.org](http://idchartercoalition.org)

### PRIVATE SCHOOLS

**There are 38 private schools in Ada County** serving over 5,000 students and **6 private schools in Nampa**, serving 1,086 students. The average acceptance rate is 87% and the student:teacher ratio is 13:1 in Boise. In Nampa the student:teacher ratio is 16:1. 50% of the schools are religiously-affiliated.

**The following link provides more information about Boise Metro's private schools:**

[www.privateschoolreview.com/idaho/ada-county](http://www.privateschoolreview.com/idaho/ada-county)

[www.privateschoolreview.com/idaho/nampa](http://www.privateschoolreview.com/idaho/nampa)





## EMPLOYERS

### JOBS IN BOISE

Boise Valley Economic Partnership works hard to procure resources and incentives for business development. Consistently ranked by The Wall Street Journal, Kiplinger's, Forbes and others as one of the top 10 locations for businesses and families in the U.S., the Boise Metro is the ideal setting for companies in search of an affordable, pro-business environment and a superior quality of life for employees and prospective employees. The Boise Metro has a long history as the **home of some of America's greatest business success stories, from Micron Technology to Albertsons grocery stores to the agribusiness giant, the J.R. Simplot Company.**

Visit [bvep.org](http://bvep.org) to learn more.



## WEATHER

- ELEVATION:** 2,842 ft.
- PRECIPITATION:** 11.7" per year
- SNOWFALL AVERAGES:** 21.6" per year
- SUNNY DAYS:** 214 per year
- AVERAGE JULY HIGH TEMPERATURE:** 90.6°
- AVERAGE JANUARY LOW TEMPERATURE:** 22.6°
- AVERAGE JULY AFTERNOON HUMIDITY:** 22%
- AVERAGE JANUARY AFTERNOON HUMIDITY:** 72%



## PROPERTY TAX

- Approximate average property tax by city:**
- BOISE:** 1.6%
- MERIDIAN:** 1.3%
- EAGLE:** 1.2%
- KUNA:** 1.5%
- NAMPA:** 2.0%

## MAJOR PRIVATE EMPLOYERS

*(listed alphabetically)*

### RETAIL

Albertsons, Inc

### MANUFACTURING

Amalgamated Sugar Company LLC

### HEALTH CARE

Blue Cross of Idaho Health Services

### BUSINESS DEVELOPMENT SERVICES

Conduent Business Services, LLC

### SATELLITE TELEVISION

Direct TV

### TECHNOLOGY

Hewlett Packard Co

### UTILITY

Idaho Power Co

### FOOD SERVICE

JR Simplot

### TECHNOLOGY

Micron Technology, Inc.

### MANUFACTURING

Plexus Corp

### HEALTH CARE

St. Alphonsus Regional Medical Center

### HEALTH CARE

St. Luke's Regional Medical Center

### RETAIL

Walmart

### BANKING

Wells Fargo

### HEALTH CARE

West Valley Medical Center



## EAGLE

**#1 in Best Suburbs to Raise  
a Family in Idaho**  
*Niche.com* | 2019

**#2 in Idaho (outdoor activities  
& West Ada school district)**  
*Livability.com* | May 2018

**#2 Best Place to Live in Idaho**  
*Homesnacks* | 2019

Middleton

Duff Lane  
Pond

Caldwell

West Valley  
Medical Center  
College of Idaho

Caldwell Industrial Airport

St. Lukes  
Medical Center

Idaho Center

NAMPA

Warhawk Air  
Museum  
Nampa Municipal Airport

St. Alphonsus  
Medical Center  
Nampa Recreation  
Center

Deer Flat National  
Wildlife Refuge

Lake  
Lowell

EAGLE

Eagle Island State Park  
Boise River

Charles F. McDewitt  
Sports  
Complex

Settlers Park

MERIDIAN

St. Mary's  
Hospital  
Roaring Springs  
Water Park

## NAMPA

**#1 Best-Run City in America**  
*Wallethub* | July 2017

**#1 Most Affordable City  
in Idaho**  
*Livability* | Sept 2016

**#1 Lowest Cost Metro in  
Pacific US**  
*KPMG* | April 2016

## MERIDIAN

**#1 Place to Live in  
Idaho in 2019**  
*Homesnacks* | 2019

**25th Most livable city in the  
Pacific Northwest**  
*Hayden Homes* | Dec 2016





Bogus Basin

Hidden Springs

BOISE NATIONAL FOREST

LE

Idaho Velodrome and Cycling Park

Optimists Youths Sports Complex

Boise River

Garden City

Western Idaho Fairgrounds & Memorial Stadium

Hillside to Hollow Preserve

Hulls Gulch Reserve

Veterans Memorial Park

Camel's Back Park

Kathryn Albertson Park

Military Reserve

AN

Julius M. Kleiner Memorial Park

St. Lukes Medical Center

St. Alphonsus Medical Center

Ann Morrison Park

CenturyLink Arena

BOISE

Table Rock

Idaho Botanical Garden

Boise Art Museum

Idaho Historical Museum

Zoo Boise

Boise State University

Julia Davis Park

Boise Airport

Marianne Williams Park

Barber Park

Idaho Shakespeare Festival

Boise River

Simplon Sports Complex

Oregon Trail Historic Reserve

Barber Observation Point

Lucky Peak State Park

New York Canal

World Center for Birds of Prey

Lucky Peak Reservoir

Blacks Creek Reservoir

26

20

N



BOISE

#1 Best Place to Live

*Livability.com* | March 2019

#2 Best State Capital to Live in

*WalletHub* | Feb 2019

#7 Best City for Veterans to live in

*Veterans United* | Nov 2018

#1 Cheapest Utilities

*Move.org* | Nov 2018

#4 Best City for New Home Buyers

*Wallet Hub* | July 2018

N

in the US  
2017

# Meridian

90,000+ RESIDENTS

Strategically located in the heart of the Treasure Valley, Meridian Idaho is one of the few places in the Rocky Mountain West where **housing remains affordable and employment opportunities are abundant.**

The city's slogan is "Built for Business, Designed for Living" which explains well why this is Idaho's fastest growing community with an 81.5% increase in population since the year 2000. **Meridian has been listed by USA Today as #2 in America's 50 Best Cities to Live** (Oct. 28, 2016).

Eclectic interests will appreciate the convenient proximity to diverse shopping, dining & entertainment opportunities while outdoor enthusiasts will celebrate the infinite Summer & Winter activities available.

For more information visit: [www.meridiancity.org](http://www.meridiancity.org)







Photo courtesy of Sky Mesa by Boise Hunter Homes.



Photo courtesy of Meridian Press.

## RECREATION

There are ample activities in Meridian for everyone, with **255 acres of developed park land** and **over 100 acres of undeveloped park land, 15 miles of multi-use pathways**, even a summer movie night on Friday's.

One highlight of Meridian is the **Julius Kleiner Memorial Park**. This 58-acre park with an amphitheater offers a range of activities, such as fishing & basketball. In addition to the large green space and two ponds, the park comprises of several structures including a new 13,000 square foot senior center complex.

Music lovers can enjoy the **Meridian Symphony Orchestra** and Meridian Underground Music.

**Roaring Springs & Wahooz Water Park** offer an entertainment center with go karts, bumper cars, an arcade, a bowling alley and miniature golf course.

**The Farmer's Market**, held on Saturdays during the summer, is an artisan market with fresh fruits and vegetables, food-tasting, local art, and live music.

**The Village shopping mall is Treasure Valley's finest collection of shops, restaurants, offices, and entertainment.** The Village is a perfect place for gathering with friends and family.



# Nampa

90,000+ RESIDENTS

Located in Canyon County and on the West end of the Boise Metropolitan area, **Nampa's historic downtown is stirred with new life and amenities, spurred by creative and diverse merchants.** Downtown Nampa provides a **nurturing environment for small businesses and entrepreneurs,** while offering affordable space, entertainment, cultural and recreational opportunities. It provides a **quaint yet vibrant** environment that captures the heart and soul of all individuals.

The City of Nampa helped spark the revitalization with zoning changes, grants for historic facades, streetscape beautification and plans for public investment. **A new library, public art, street beautification and a public safety building further redefine downtown.** Many amenities and a rich and culturally diverse urban core enhances the city.

The Nampa Airport is comprised of 242 acres, has over 300 based aircraft and handles approximately 72,000 operations annually. The Nampa Municipal Airport is a key aviation resource to the Treasure Valley for professional pilots, businessmen, corporate and recreational aircraft owners.

For more information visit: [www.cityofnampa.us](http://www.cityofnampa.us)







## RECREATION

Nampa is home to 25 Beautiful Public Parks, two public golf courses, four indoor swimming pools, a sports fields, a large recreation center, playgrounds, beautiful gardens, walking trails, picnic facilities, and miles of pathways for running, walking, bicycling and in-line skating on the Nampa Pathway System.

**Nampa Rec Center is a 140,000 square foot recreation facility** that includes fitness equipment, rock climbing walls, racquetball courts, basketball courts, five indoor swimming pools, classes, swim lessons, educational programs, and a senior center.

**Lake Lowell is a 14.5 square mile reservoir** with 28 miles of shoreline where boating, fishing, and wildlife viewing are major sporting activities. Road bike riders, called cyclists, love spinning around the lake for a flat and safe way to exercise.

**The Ford Idaho Center is the premier multi-event complex in the Pacific Northwest** and hosts a variety of events including concerts, conventions, and equestrian shows.

Tucked away in an unassuming hilltop estate in Nampa is the **Sawtooth Winery**. Tour this beautiful winery or join them for one of their frequent wine tasting parties.

Saturday's in summer, the **Farmer's Market sets up in Historic Downtown neighborhood**. The market provides a venue where local farmers, producers, crafters, and artisans come together to provide a variety of fresh produce and locally crafted products directly to the public.

# Eagle

23,000+ RESIDENTS

**The City of Eagle offers a unique urban setting situated in a rural environment with a small-town friendliness.** Recreational activities include walking and biking the Green Belt along the Boise River, fishing, and riding horseback in the foothills. Enjoy the beautiful city parks or play a round of golf on one of the championship courses. Eagle's charming "Old State Street" is the hub of Eagle's vibrancy with vintage inspired street lights and tree-lined streets.

Located at the base of the Boise Foothills with the Boise River running through, **Eagle is an easy commute to the larger cities of Boise, Meridian, and Nampa.** With a mix of residential homes in a range of prices and personalities, Eagle retains a country atmosphere and a high quality of life.

**Eagle has many strategically planned neighborhoods with attention to detail and numerous subdivisions.** You'll find an abundance of trees, parks, meandering pathways, and well-kept bike paths and sidewalks.

**The business community is home to many entrepreneurs who benefit from the growing and vibrant atmosphere** of boutiques, eateries, and coffeehouses in the ambiance of original "old town" stone buildings.

For more information visit: [www.cityofeagle.org](http://www.cityofeagle.org)







## RECREATION

**Eagle Island State Park** provides swimming and picnicking.

The **Eagle Sports Complex and Cycling Park** provides BMX and Cross Country mountain biking trails, snow activities, skateboarding, roller skating, and a beautiful xeriscape garden.

**Heritage Park**, in Old Town Eagle, has become a central gathering place with its shady trees, gazebo, and interactive fountain drawing residents for both special events and casual outings.



[www.trail27.com](http://www.trail27.com)

## WHAT OUR CLIENTS ARE SAYING...

"I have had the absolute pleasure of working with Kealy over the last 10 years in Boise through 5 property transactions both as buyer & seller. Being an expat Aussie, she is not only my trusted advisor in all things real estate but also is part of my extended family! I love that **Kealy & her team are all over the details, constant & timely communications , and provides frank and realistic guidance**, even when we would like to hear otherwise. **She is true professional in her profession.**" — Peter Ashwin

**"We gave Shorty a complicated task and he came through like a champ!** He treated our sale professionally and never missed a detail, great communication with timely responses. I highly recommend Shorty." — Steve Gleason

"Talk about a group that truly loves their city! **Loves to find the perfect home for you or goes above and beyond to get your home sold.** A very loving and kind group that is fun and patient. They have great ideas and **ready to listen to your needs and goals!**" — Kam Neth