

THE LIZ LUND

TREASURE-VALLEY-MOVE-GUIDE

Moving to the Treasure Valley is a big deal.

So find the right place to call home.

Liz Lund | REALTOR®
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01

WHICH PART OF THE VALLEY?

The Treasure Valley isn't one-size-fits-all.

Different communities offer different lifestyles, price points, commutes, amenities and overall feels.

BOISE

Urban • Established • Convenient • Walkable pockets

Boise offers a mix of established neighborhoods, newer communities, outdoor recreation, restaurants, shopping and a more urban lifestyle.

Think:

- Downtown
- North End
- East Boise
- Southeast Boise
- West Boise

CALDWELL

Value • Growing • Community • West Valley

Caldwell continues to grow and offers a variety of housing options, neighborhoods and access to outdoor recreation.

Think:

- More attainable price points
 - New communities
 - Downtown Caldwell
 - Wine country access
-

EAGLE

Upscale • Scenic • Outdoor lifestyle

Eagle is known for its beautiful setting, established neighborhoods, newer developments and access to outdoor recreation.

Think:

- Larger lots
 - Foothills
 - Greenbelt
 - Trails
 - More spacious feel
-

MERIDIAN

Convenient • Family-friendly • Growing • Central

Meridian sits in the middle of the Valley, making it popular with people who want convenient access to both Boise and the west side.

Think:

- Newer neighborhoods
 - Shopping & restaurants
 - Parks & recreation
 - Easy Valley access
-

KUNA

Small-town feel • Growing • Community-focused

Kuna offers a little more breathing room while still keeping you within reach of the rest of the Valley.

Think:

- New construction

- Open space
 - Growing community
 - More small-town atmosphere
-

MIDDLETON

Slower pace. More space. Small-town charm.

Middleton is a great option for someone who wants to be farther west and a little removed from the hustle of the more heavily developed parts of the Valley. It has a true small-town center, community events and parks, including the Middleton Market at Middleton Place Park.

Good fit if you want:

- **A quieter pace**
- **More space for your money**
- **Small-town atmosphere**
- **Parks + community events**
- **Easy access to the western Treasure Valley**

Want: Newer neighborhoods, more room and a quieter, residential feel — with a longer commute to some parts of the Valley.

NAMPA

Value • Variety • Growing • More space

Nampa offers a wide range of housing options and neighborhoods, often giving buyers more home for their budget.

Think:

- Established neighborhoods
 - New construction
 - Larger properties
 - Growing amenities
-

STAR

Small-town feel • Newer homes • More space

Star has that “I know my neighbors” community feel while still putting you close to Meridian and the rest of the Valley. The Boise River, parks and growing local businesses add to the appeal. The city itself emphasizes community spirit, parks and river access.

- **More breathing room than central Boise**
- **Easy access toward Meridian/Boise**
- **Boise River + outdoor access**

Want: Newer neighborhoods, more room and a quieter, residential feel — with a longer commute to some parts of the Valley.

02

WHERE SHOULD YOU LIVE?

Instead of asking: “What's the best area?”

Let's ask: “What's the best area FOR YOU?”

Tell me what matters.

Maybe you want:

- ☐  Foothill access
- ☐  Greenbelt & trails
- ☐  New construction
- ☐  Large lots
- ☐  Established neighborhoods
- ☐  Community amenities
- ☐  Room for animals
- ☐  Shopping nearby
- ☐  Restaurants & entertainment
- ☐  Easy highway access
- ☐  Convenient airport access
- ☐  A little more space

THEN WE MATCH THE LOCATION TO YOUR LIFE.

03

YES, WE HAVE 4 SEASONS.

Moving from another state? Let's talk weather.

SUMMER - Hot and dry. Sunshine, long evenings, pools, patios and outdoor adventures, sun goes down at 10PM.

FALL - Cooler mornings, changing leaves and some seriously beautiful days.

WINTER - Yes it snows. How much depends on where you are and the year but winter is part of the package. Usually not enough to shovel snow or get snow tires.

SPRING - A little unpredictable. But green, beautiful and worth it.

THEN THERE'S: That's Idaho weather for you - Just wait 5 minutes and it'll change.

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MOVING TO IDAHO?

HERE ARE SOME THINGS TO KNOW.

Before you move, you'll want to think about more than the house.

YOUR RELOCATION CHECKLIST:

- ☐ Determine your target move date
 - ☐ Establish your housing budget
 - ☐ Connect with a lender if purchasing (I've got recommendations)
 - ☐ Decide whether you're buying or renting first
 - ☐ Research potential areas
 - ☐ Consider your commute
 - ☐ Research schools & childcare
 - ☐ Transfer utilities
 - ☐ Update insurance
 - ☐ Plan your movers
 - ☐ Research storage if needed
 - ☐ Update your address
 - ☐ Transfer prescriptions/services as needed
 - ☐ Explore your new neighborhood
 - ☐ Build your Idaho "people list"
-

05

IF YOU'RE SELLING BEFORE YOU MOVE... LET'S COORDINATE BOTH SIDES.

If you're selling your current home and buying in Idaho, timing becomes a BIG part of the strategy.

We may need to coordinate:

YOUR CURRENT HOME

SALE TIMELINE

IDAHO HOME SEARCH

FINANCING

CLOSING DATES

MOVING

I'll work with you to understand your options and help coordinate the Idaho side of your move.

06

LET'S TALK NUMBERS.

When you're relocating, it's important to understand the bigger picture.

I'll connect you with the appropriate professionals to help you understand:

- Financing options
- Down payment requirements
- Closing costs
- Monthly payment
- Property taxes
- Insurance
- HOA costs
- Maintenance
- Other property-specific expenses

AND REMEMBER:

If you're a first-time buyer, don't automatically assume you need 20% down.

There are many programs and financing options worth exploring.

07

NOW LET'S FIND YOUR HOME.

Once we know where you want to be, we can get specific.

YOUR HOME SEARCH

Budget: \$ _____

Ideal price: \$ _____

Bedrooms: _____

Bathrooms: _____

Garage: _____

Lot size: _____

Home style: _____

MUST-HAVES

☐ _____

☐ _____

☐ _____

NICE-TO-HAVES

☐ _____

☐ _____

☐ _____

DEAL BREAKERS

☐ _____

☐ _____

☐ _____

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WHEN YOU CAN'T BE HERE IN PERSON, WE GET CREATIVE.

Relocating doesn't always allow you to jump on a plane every weekend.

Depending on your situation, I can help make the process easier with things like:

- Video walkthroughs
- Virtual tours
- Detailed property discussions
- Neighborhood context
- Local recommendations
- Coordinating showings efficiently
- Helping you narrow the list before you travel

THE GOAL: When you make the trip to Idaho, we make your time count.

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WHY LIZ?

RELOCATING IS DIFFERENT.

- YOU NEED SOMEONE LOCAL who can help you understand the difference between neighborhoods.
- YOU NEED SOMEONE RESPONSIVE. Because when you're hundreds or thousands of miles away, communication matters even more.
- YOU NEED SOMEONE WHO WILL TELL YOU THE TRUTH.
- AND YOU NEED A NETWORK.

ASK ME. I live and work in the Treasure Valley real estate market, and I want to be the person you can call when you don't know who else to ask.

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YOUR TREASURE VALLEY STARTER LIST

BEFORE YOU ARRIVE:

- ☐ Favorite coffee shop
- ☐ Grocery store
- ☐ Pharmacy
- ☐ Doctor
- ☐ Dentist
- ☐ Veterinarian
- ☐ Gym
- ☐ Parks
- ☐ Trails

- ☐ Restaurants
- ☐ Childcare
- ☐ Schools
- ☐ Community activities
- ☐ Home services
- ☐ Emergency contacts

DON'T WORRY: You don't have to figure out your entire life in Idaho on day one.

READY TO MAKE THE MOVE?

WELCOME TO THE TREASURE VALLEY.

Click for your

PERSONALIZED HOME VALUE + SELLER STRATEGY

Or contact me directly:



208.275.9615

lizlundsellsidaho@gmail.com