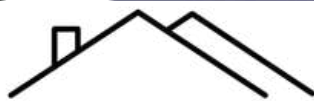


Moving to *The Treasure Valley*



TRACIE MCDONALD
Real Estate





Little Bit About Me

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Since 2011, I've helped buyers and sellers navigate the real estate process with clarity and confidence. With a background in the mortgage industry, I bring a well-rounded understanding of both the market and the financial side of every transaction, helping clients make informed decisions from start to finish.

I've spent the past several years as a top-producing agent in the Treasure Valley, working with both local clients and those relocating to Idaho. Having made the move myself, I understand the questions and emotions that come with relocation and take pride in being a trusted guide through every step. My approach is personal, relationship-driven, and focused on making the experience feel smooth, supported, and straightforward.

When I'm not working with clients, I enjoy spending time with my family, hiking, paddleboarding, camping, and exploring everything Idaho has to offer. I love this community and am passionate about helping people find not just a home, but a place that truly feels right.

A Few of My Treasure Valley Favorites

On a Saturday...

You can find me taking a hike in the foothills, hitting a local farmers market or doing some shopping at the village.

Best Coffee

There are so many great coffee spots, here are a few of my favorites: Black Rock Coffee, Lucky Perk, Flying M, Alchemist coffee, A'Tavola, Caffeina.

Best Views

One thing Boise is famous for? The views! I love watching sunrises and sunsets at Table Rock, with panoramic views of Boise and the Treasure Valley.

Most Unique

The Treasure Valley is home to plenty of outdoor recreation. One of my favorites is paddleboarding at Discovery Park during the summer or snowboarding at Bogus Basin in the winter.



Living in the Treasure Valley

You'll love the Treasure Valley! The Boise area is known for being welcoming, clean, safe, and family-friendly, with new amenities popping up all the time. Whether you're into camping, hiking, boating, or skiing, you're never far from an adventure.

Why do people choose to live here? For starters, the community spirit is unmatched. Neighbors look out for each other, and there's a genuine sense of belonging. The schools are excellent, making it a fantastic place to raise a family. Plus, the cost of living is reasonable compared to other parts of the country, so you get more value for your money.

Outdoor enthusiasts are in heaven here. From the Boise River Greenbelt to the nearby mountains, there are endless opportunities to enjoy nature.

The area is also rich in culture and history. You'll find neighborhoods with charming historic homes full of character, and new developments with all the modern amenities you could want. Whether you're looking for a vibrant downtown lifestyle or a peaceful rural setting to build your dream homestead, the Treasure Valley has it all.

I can help you find the perfect neighborhood that fits both your family's needs and your budget. I've highlighted my favorite spots, but I'm here to help you explore all the amazing areas in the valley.

Boise at a Glance

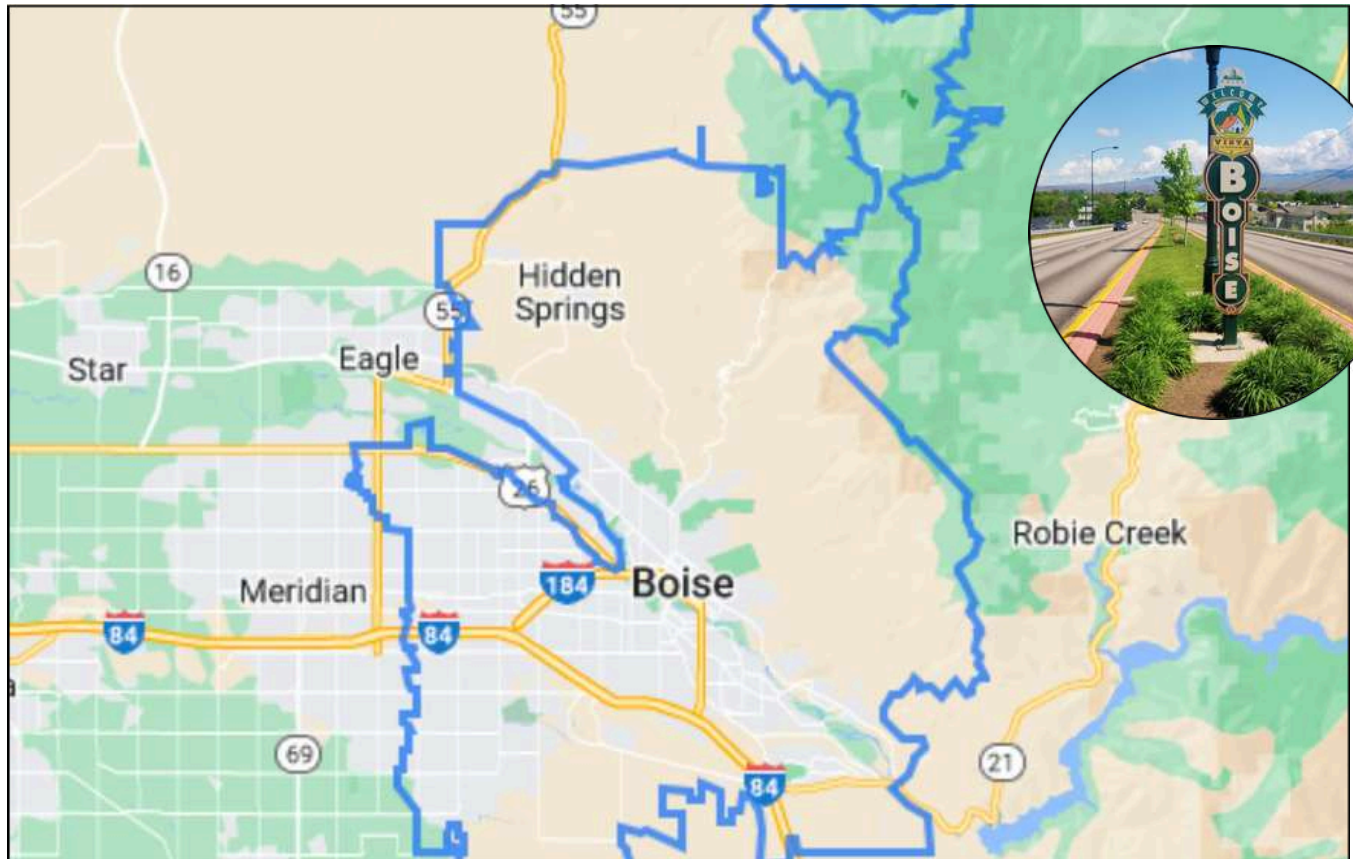
Boise, the capital of Idaho, is just the right size—big enough to have everything you could want, but small enough to feel friendly and easy to get around. You'll find endless dining options, entertainment, and outdoor activities. The Boise River runs through town, and you're just 20 miles from the Bogus Basin ski resort.

With a median home price of \$500k, Boise offers a variety of neighborhoods and a dynamic mix of homes. In the North End and downtown areas, you'll find lots of charming, historic homes with mature trees. These areas are close to Boise State University, the excitement of downtown, the Greenbelt along the river, and the foothills.

As you move away from downtown, the neighborhoods take on a more suburban feel, especially as you get closer to Meridian. Boise truly offers something for everyone.



Welcome to *Boise*



Overview:

- Boise is the capital city and the largest city in Idaho.
- Known for its vibrant downtown, cultural attractions, and outdoor activities.

Key Features:

- **Downtown Boise:** Restaurants, shops, and the Boise River Greenbelt.
- **Boise State University:** Major university with sports and cultural events.
- **Boise River Greenbelt:** 25-mile-long park along the Boise River.
- **Cultural Attractions:** Boise Art Museum, Zoo Boise, and Idaho State Capitol.
- **Recreational Opportunities:** Hiking and biking trails, skiing at Bogus Basin.

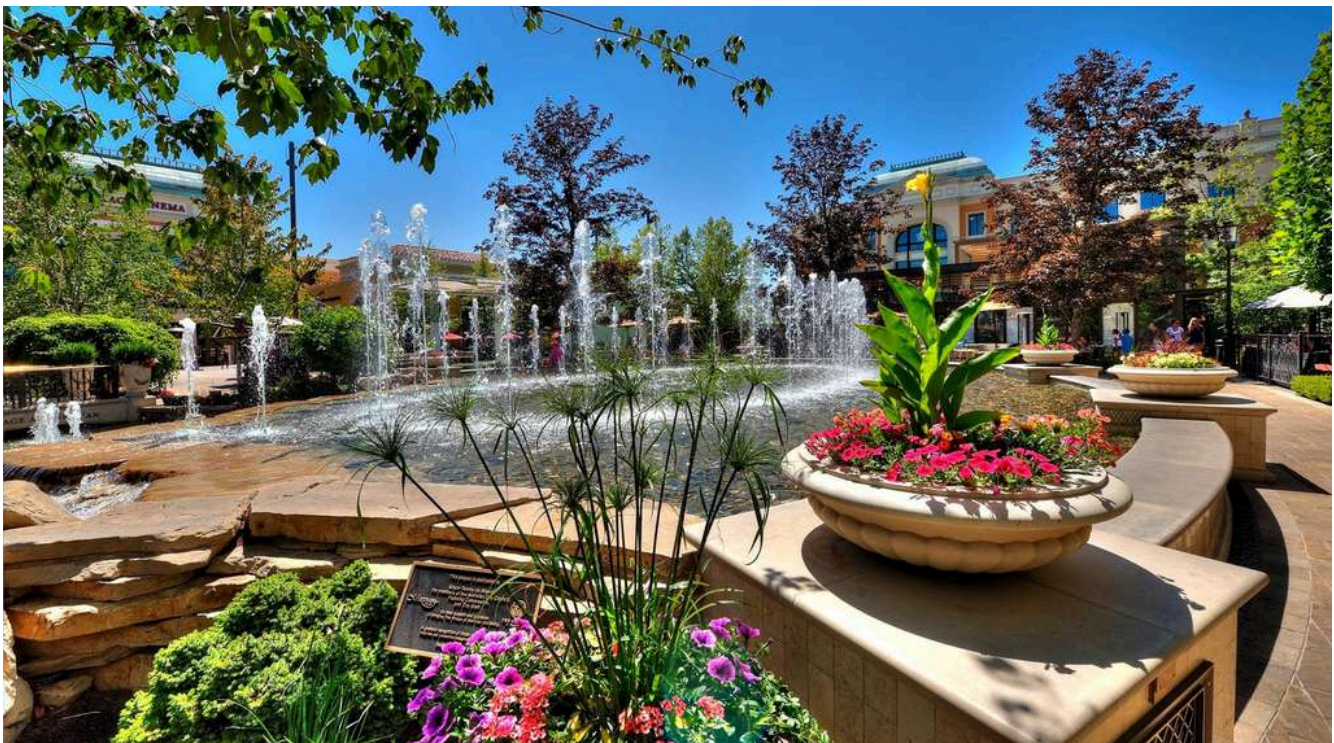
Meridian at a Glance

Meridian is right in the heart of the Treasure Valley, offering a fantastic range of homes, from cozy starter houses to luxurious estates. With a median home price of around \$550k, Meridian is loved for its convenient access to the entire Treasure Valley.

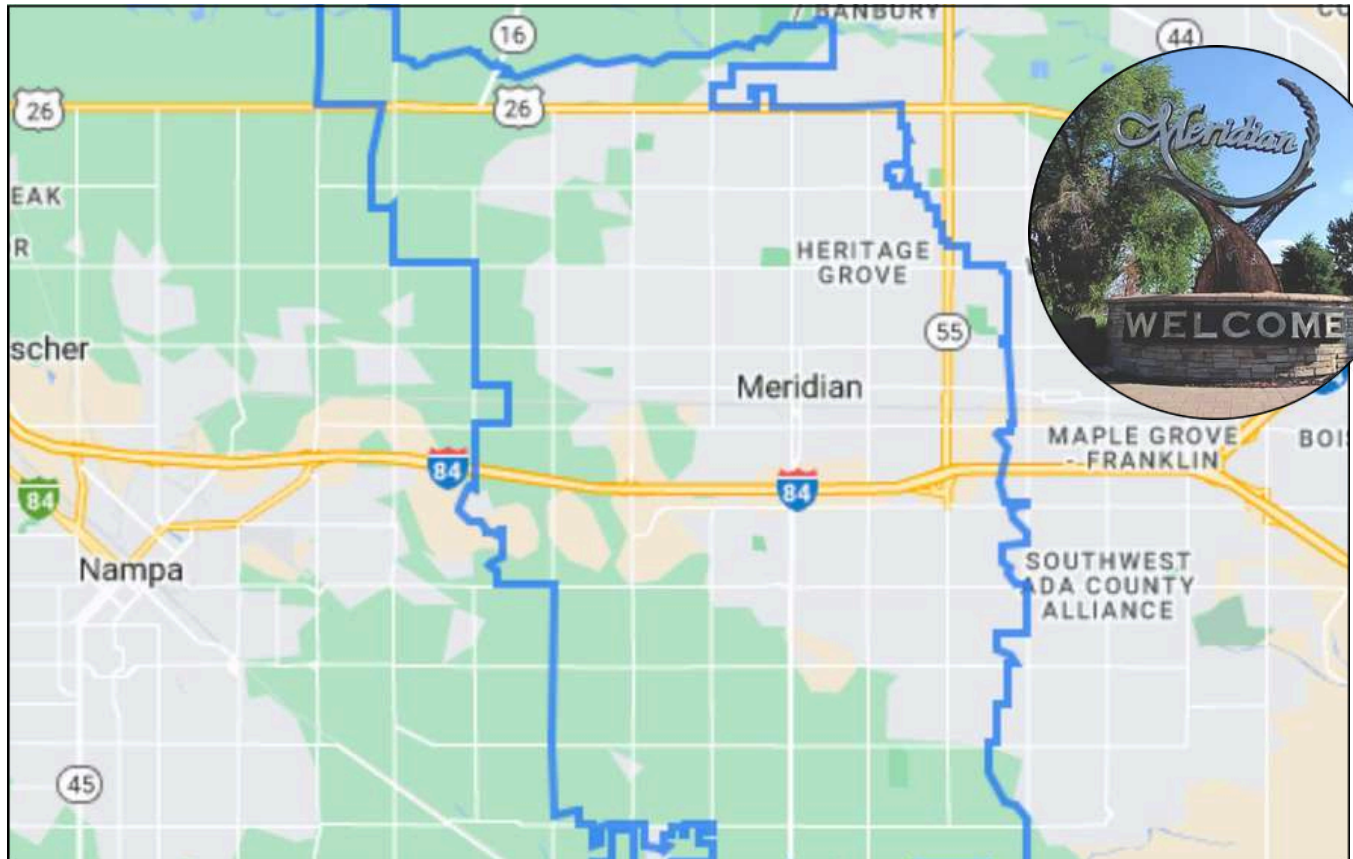
Living in Meridian means you're always close to shopping, restaurants, and fun activities. It's a family-friendly town with 19 public parks and a popular water park perfect for summer days.

In North Meridian, you're closer to the Boise River, making it easy to escape to the mountains for a quick getaway in 30 minutes or less. South Meridian offers quick access to I-84, making it ideal for daily commuters or frequent travelers needing to get to the airport.

Meridian is a vibrant community with something for everyone.



Welcome to *Meridian*



Overview:

- One of the fastest-growing cities in Idaho, located just west of Boise.
- Family-friendly with excellent schools and parks.

Key Features:

- **Roaring Springs Water Park:** One of the largest water parks in the Northwest.
- **Wahooz Family Fun Zone:** Mini-golf, go-karts, bowling, and arcade games.
- **Settlers Park:** Large park with playgrounds, splash pad, and sports fields.
- **Meridian Speedway:** Local auto racing venue.
- **Top Schools:** Known for its highly-rated public schools and family-friendly neighborhoods.

Eagle at a Glance

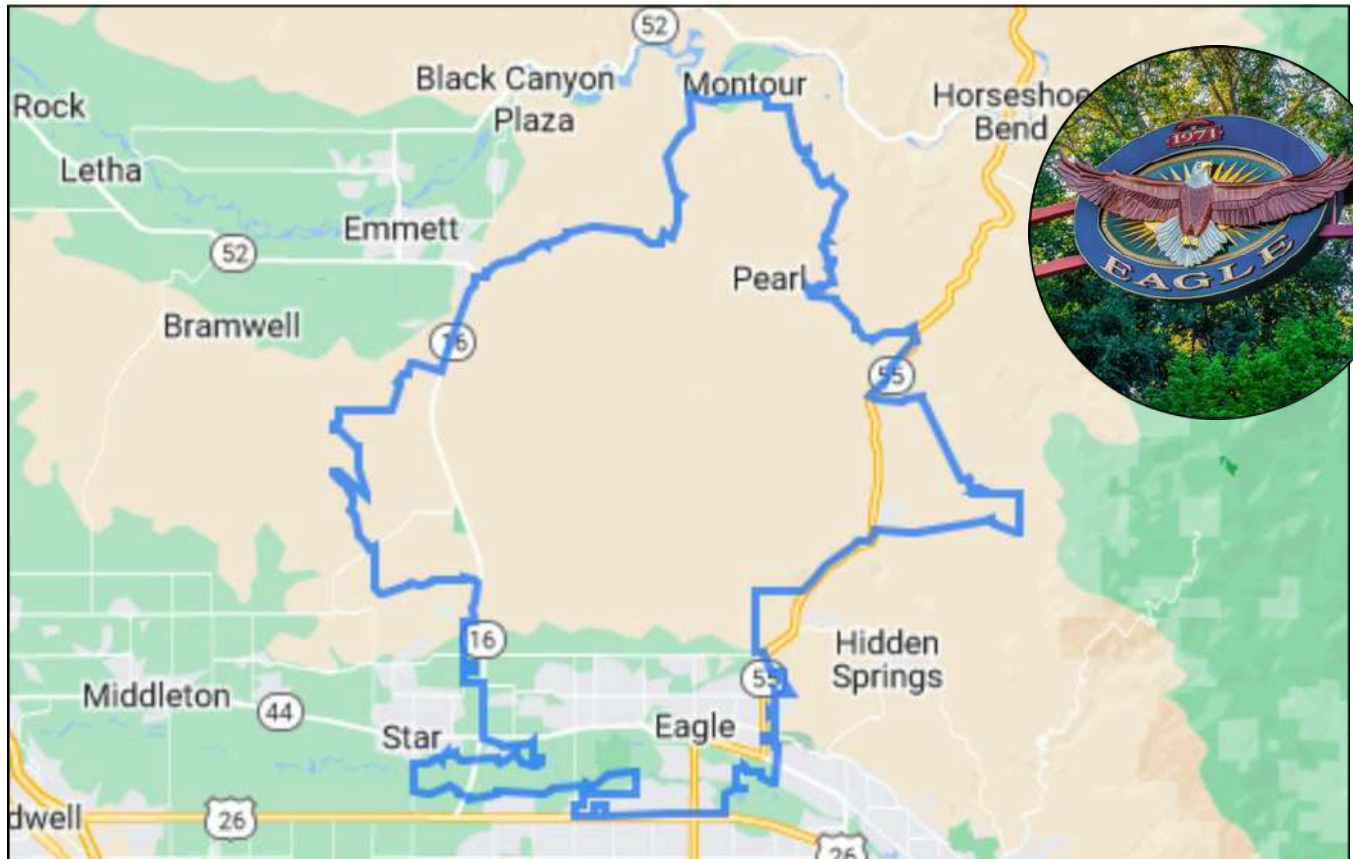
Eagle is a charming town nestled to the northwest of Boise, right against the foothills and along the banks of the Boise River. With a median home price of around \$760k, it's one of the more upscale areas in the Treasure Valley. But residents love it for its close proximity to the outdoors and its beautifully maintained city grounds.

Eagle has a wonderful small-town vibe, especially in the historic downtown area, and it's perfect for families. You'll find horse pastures scattered between neighborhoods, giving it a rural touch, yet you're still just 10 minutes away from shopping.

Living closer to the foothills means it's not uncommon to have hiking and biking trails right outside your front door. Eagle truly offers the best of both worlds: a peaceful, small-town atmosphere with all the amenities you need close by.



Welcome to *Eagle*



Overview:

- Asuburban community located north of Boise.
- Known for its upscale neighborhoods and outdoor recreation.

Key Features:

- **Eagle Island State Park:** Offers swimming, fishing, hiking, and horseback riding.
- **Downtown Eagle:** Quaint area with shops, restaurants, and farmers market.
- **Golf Courses:** Multiple high-quality golf courses.
- **Greenbelt Access:** Pathways along the Boise River.
- **Eagle Foothills:** Hiking and mountain biking trails with scenic views.

Star at a Glance

Nestled between Eagle and Middleton, Star is a charming town surrounded by rolling hills and expansive farmland, with the foothills just a stone's throw away. Although Star is growing quickly, it maintains an incredibly safe, small-town vibe with a tight-knit community feel.

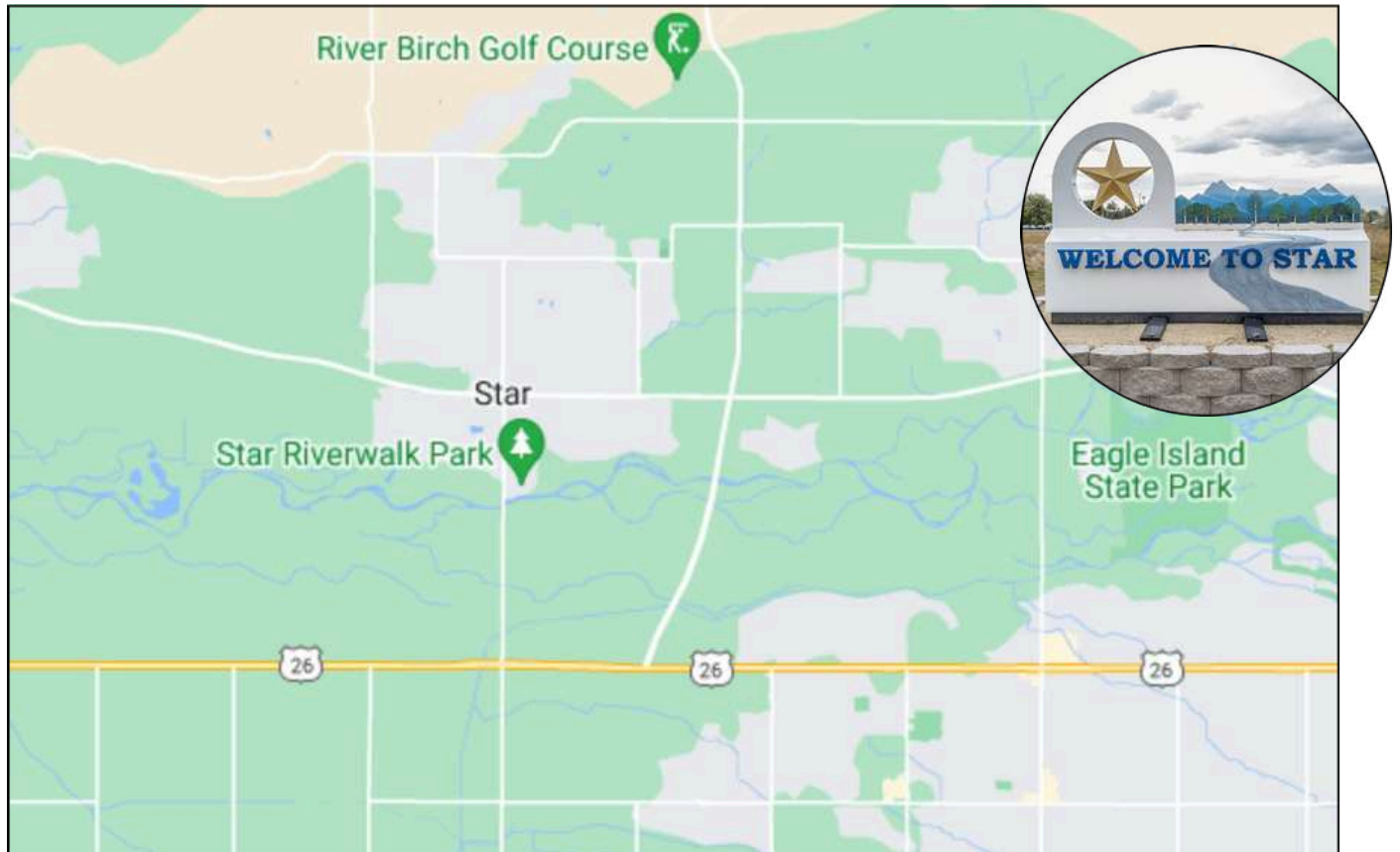
Living in Star means you have easy access to the entire Treasure Valley. You're just minutes from the river, 15 minutes from Costco, and 30 minutes from Downtown Boise.

One of the local favorites is the Star Riverwalk, perfect for scenic strolls along the river. You'll find a few locally owned restaurants and quirky shops where you're likely to bump into your neighbors.

Star offers a little bit of everything, from luxury riverside homes to modern new constructions in suburban areas, and even spacious properties near the foothills.



Welcome to *Star*



Overview:

- A small, rapidly growing community northwest of Meridian.
- Known for its rural feel and community-oriented lifestyle.

Key Features:

- **Community Events:** Local events like Star's Annual Hometown Celebration.
- **Outdoor Activities:** Proximity to the Boise River for fishing and kayaking.
- **New Developments:** Rapid residential development offering modern amenities.

Kuna at a Glance

Kuna, Idaho, is a hidden gem in the Treasure Valley that many people are discovering for its warm, welcoming vibe and beautiful surroundings.

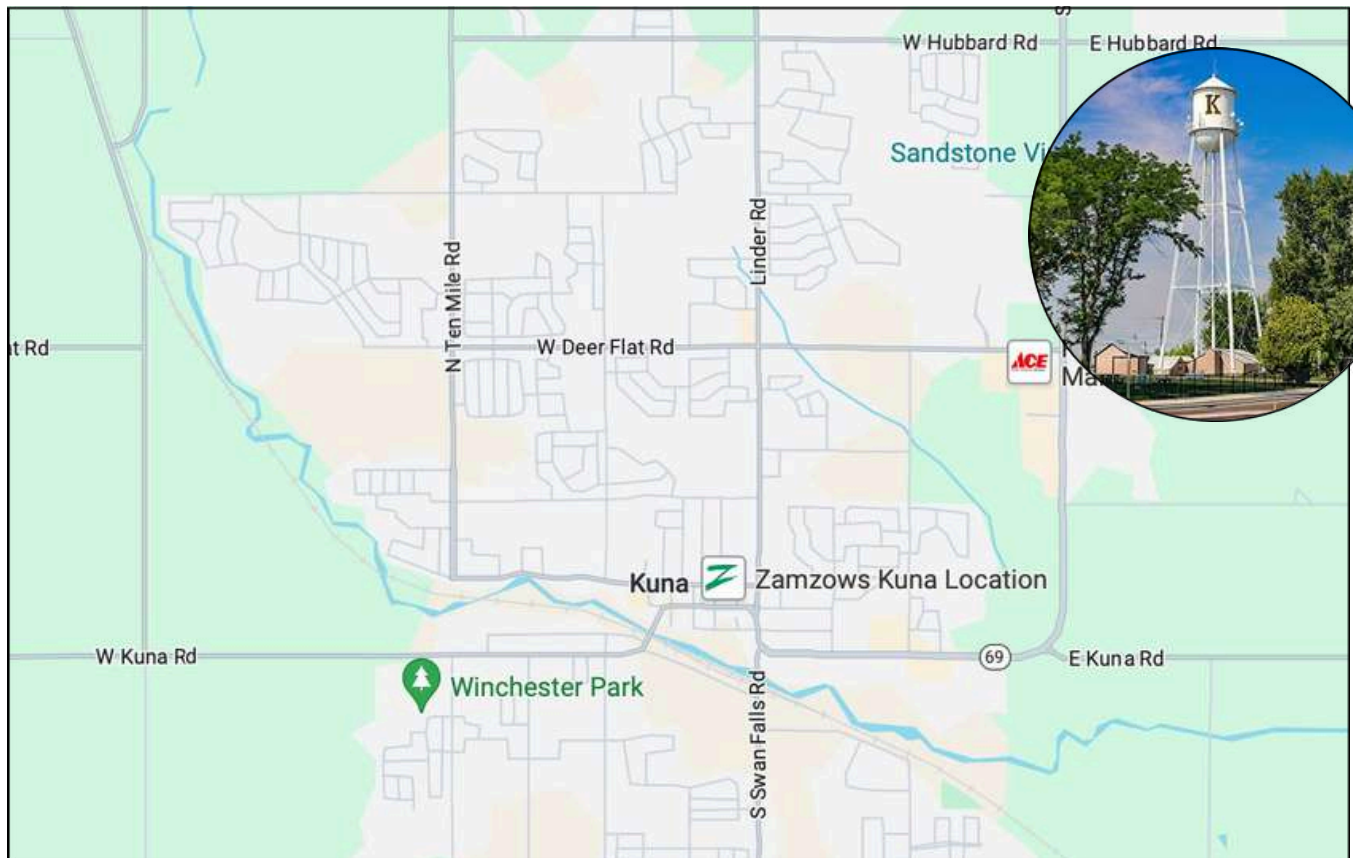
Kuna offers a perfect blend of small-town charm and modern amenities. It's a place where you can enjoy a slower pace of life without sacrificing convenience. The community is tight-knit, so it's easy to get to know your neighbors and feel like you're part of a big family. Kuna's downtown area has a cozy, hometown feel with local shops, restaurants, and events that bring everyone together.

One of the best things about Kuna is its access to nature. The Snake River and the nearby Kuna Caves offer plenty of opportunities for outdoor adventures like hiking, fishing, and exploring. In the summer, Indian Creek is a popular spot for floating and cooling off. Plus, with its open spaces and beautiful views, it's perfect for those who love a bit of countryside living.

Kuna is also growing, with new homes and developments popping up, making it a great place for families looking for affordable



Welcome to Kuna



Overview:

- Located south of Meridian, Kuna has a rural atmosphere with a growing suburban population.
- Known for its open spaces and outdoor activities.

Key Features:

- **Kuna Greenbelt:** Scenic walking and biking paths.
- **Celebration Park:** Archaeological park with petroglyphs and hiking trails.
- **Indian Creek:** Recreational area for fishing and picnicking.
- **Bird of Prey National Conservation Area:** Raptor viewing and educational opportunities.

Nampa at a Glance

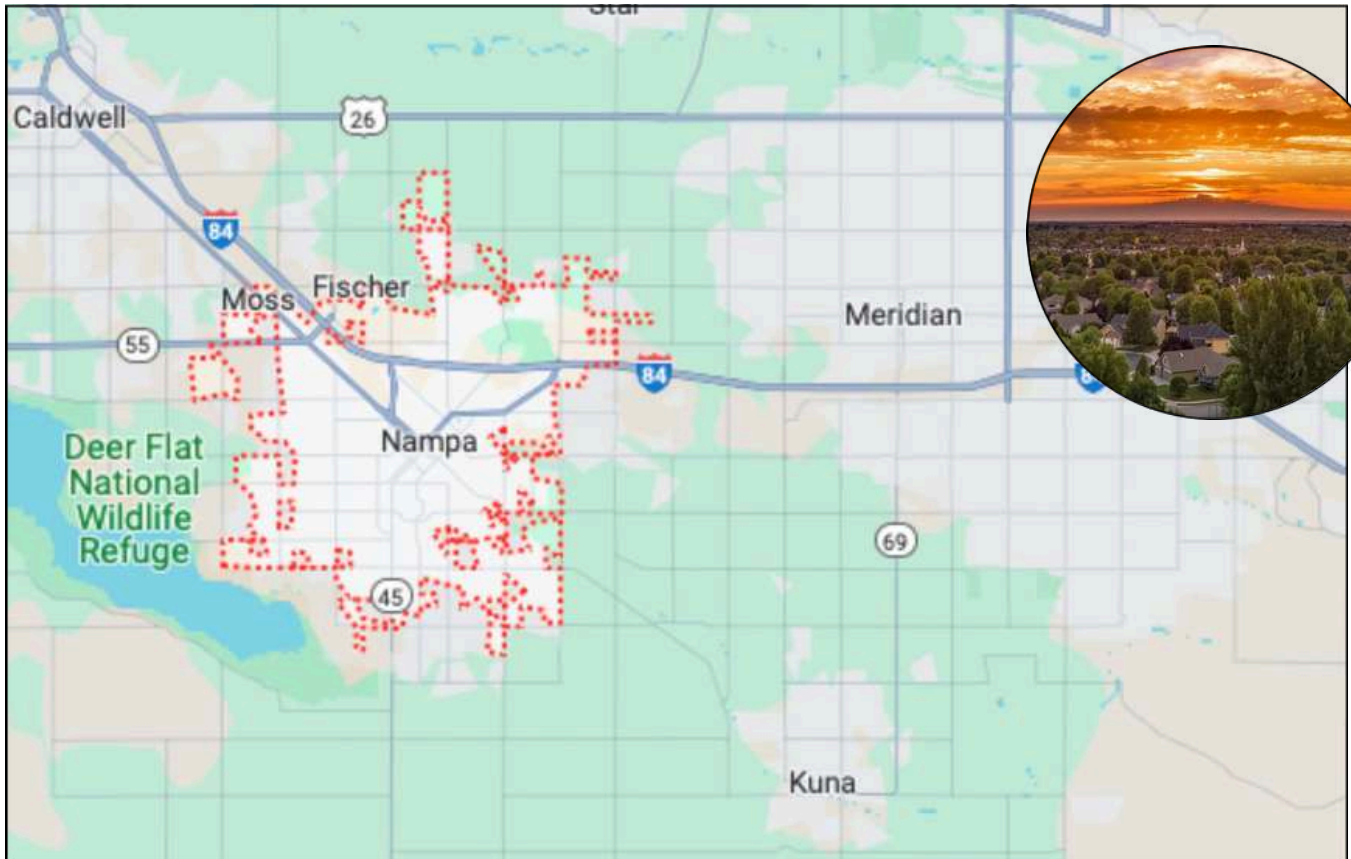
Nampa, located about 20 miles west of Boise, offers a unique blend of city amenities and small-town charm. The Ford Idaho Center is a local gem, hosting world-class concerts, shows, and rodeos. One of the favorite spots in Nampa is Lake Lowell and the Deer Flat National Wildlife Refuge, where you can enjoy boating, hiking, birdwatching, and fishing right in your “backyard!”

With a median home price of around \$410k, Nampa is one of the more affordable areas in the Treasure Valley. You’ll find a mix of established suburban neighborhoods filled with families, new construction homes, and charming farmhouses.

If you decide to live in a smaller town like Caldwell or Middleton, you’ll probably head into Nampa for bigger retail stores like Costco and Target. Nampa offers a wonderful balance of convenience and community.



Welcome to *Nampa*



Overview:

- Located west of Meridian, Nampa is the second-largest city in Idaho.
- Known for its agricultural roots and growing urban amenities.

Key Features:

- **Ford Idaho Center:** Venue for concerts, rodeos, and sports events.
- **Nampa Civic Center:** Performing arts and community events.
- **Lake Lowell:** Recreational area for boating, fishing, and wildlife viewing.
- **Downtown Nampa:** Historic district with shops, restaurants, and breweries.
- **Nampa Farmers Market:** Local produce, crafts, and food vendors.

Caldwell at a Glance

Just 25 miles west of Boise, you'll find a gem surrounded by rolling hills, farmland, and the stunning Owyhee Mountains. It's the perfect spot to escape the hustle and bustle, but still close enough to enjoy a night out in the city—just a 40-minute drive away.

In historic downtown, Indian Creek Plaza is a must-visit. You can enjoy boutique shopping, live music, and local restaurants. Come winter, the Plaza transforms into a magical wonderland with a dazzling festival of lights and an outdoor ice skating rink.

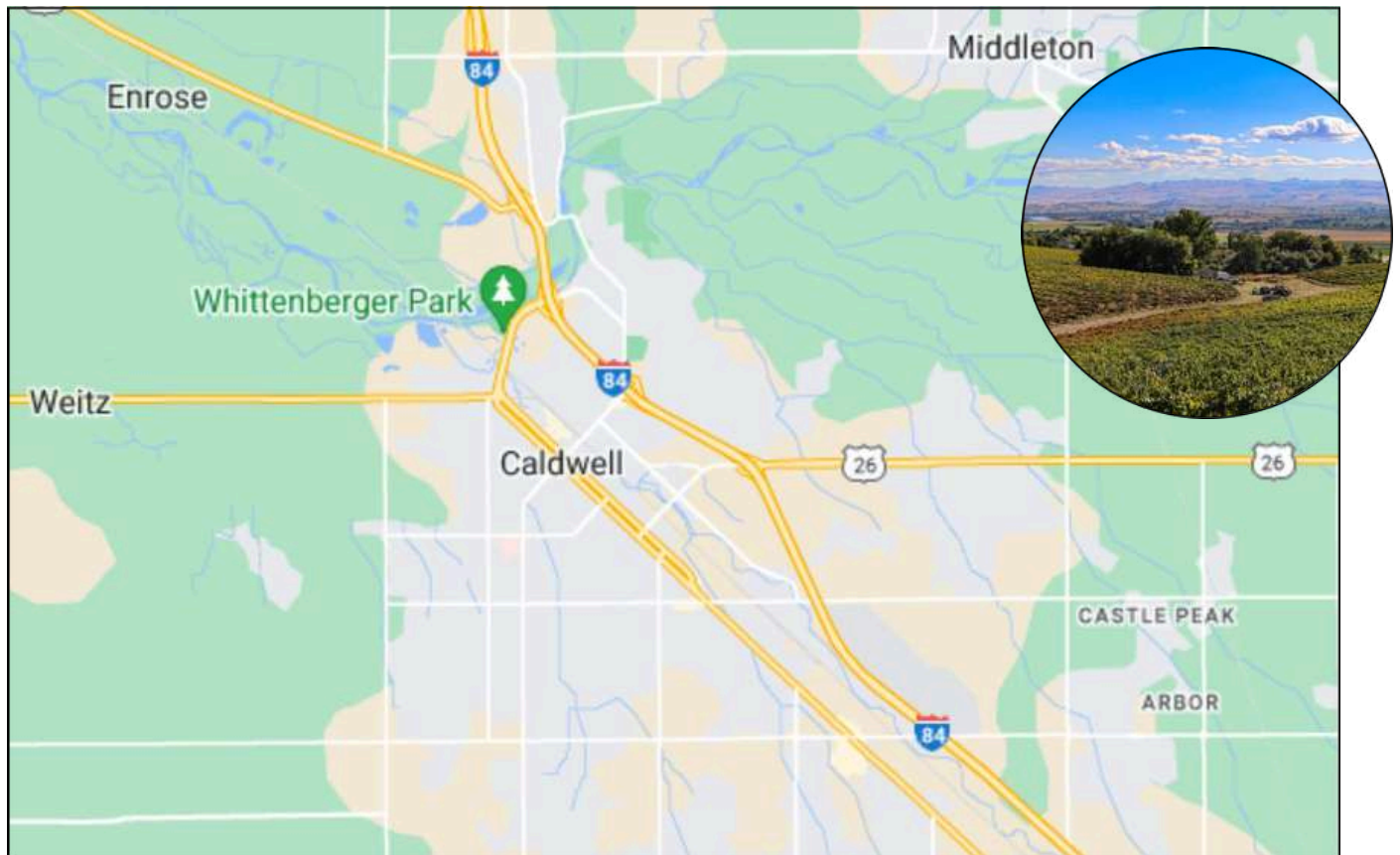
Once you move past this charming downtown, you'll notice the pace slows down, offering a serene countryside vibe. Imagine horse and cow pastures, beautiful wine country, and plenty of open space.

This area is perfect for finding affordable acreage and equestrian properties, ideal for homesteading! If you're looking for a place where your investment will grow significantly over the next 5-10 years, this is it.

It's a fantastic blend of rural tranquility and easy access to city amenities.



Welcome to *Caldwell*



Overview:

- Located northwest of Nampa, Caldwell is known for its small-town charm and agricultural heritage.
- Home to the College of Idaho.

Key Features:

- **IndianCreek Plaza:** Central gathering space with events, ice skating, and splash pad.
- **Steunenberg Historic District:** Historic homes and buildings. **Caldwell Night Rodeo:** Annual rodeo event attracting visitors from across the region. **College of Idaho:** Private liberal arts college with a beautiful campus. **Wineries:** Part of the Sunnyslope Wine Trail with several local wineries.

Middleton at a Glance

Just 40 minutes from downtown Boise, Middleton is the quintessential Idaho small town. It's so peaceful and quiet that you might forget Boise is just a short drive away.

As you drive through Middleton, you'll see wide open spaces, horse pastures, farmland, and stunning mountain views. It's the perfect place to enjoy a relaxed pace of life and find affordable land.

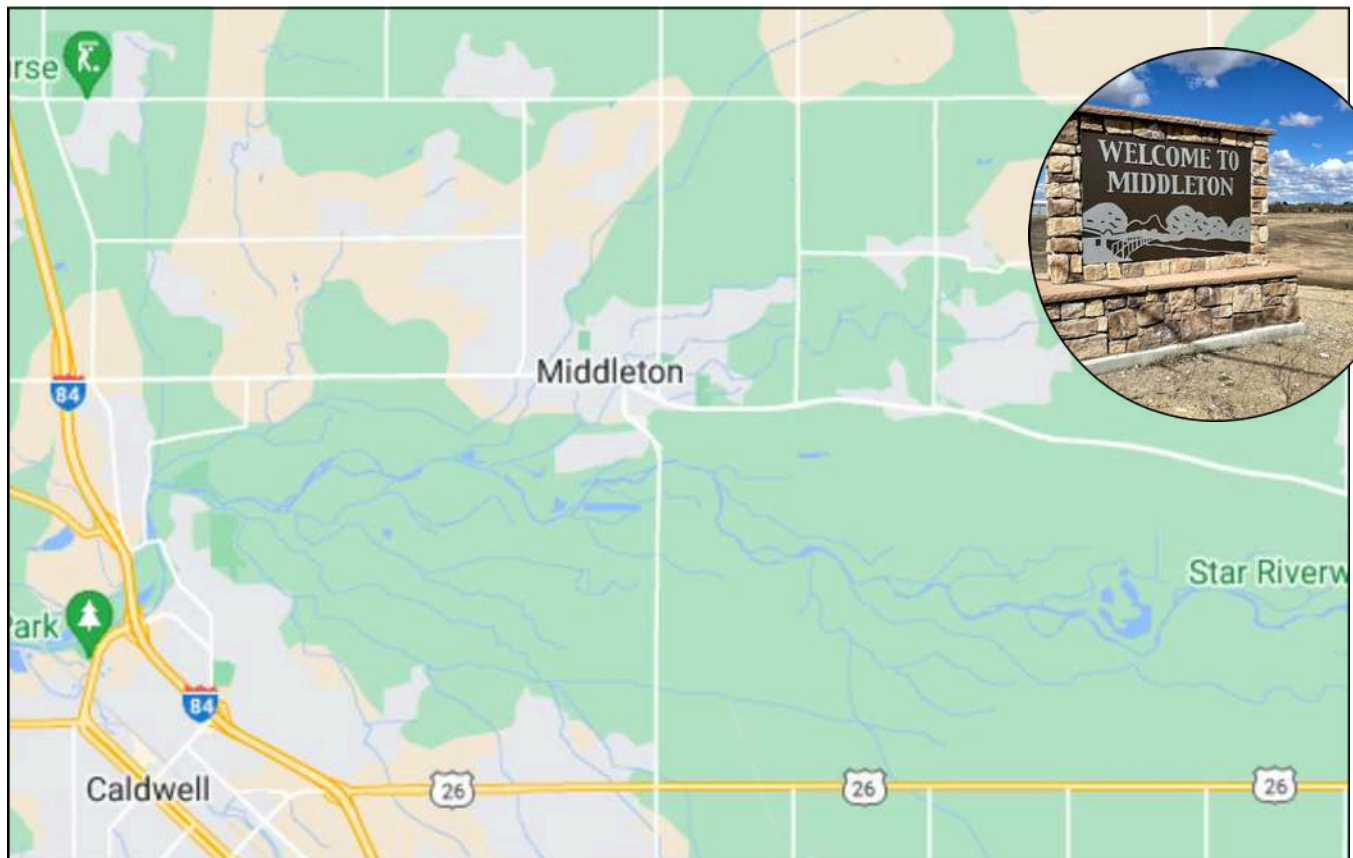
With just one grocery store in town, you'll get to know your neighbors quickly and see familiar faces when you're out and about. Plus, you still have easy access to all the amenities in the Treasure Valley when you need them.

Middleton offers a variety of homes, from charming farmhouses on large lots to modern new subdivisions and spacious estates. It's a fantastic place to find a bargain now that will appreciate significantly in the coming years.

If you're looking for a place with a country vibe and a close-knit community, Middleton is definitely worth checking out.



Welcome to *Middleton*



Overview:

- A small, quiet community located northwest of Caldwell.
- Known for its strong sense of community and agricultural surroundings.

Key Features:

- **Community Events:** Local events such as the Middleton Harvest Festival.
- **Parks:** Access to community parks and recreational facilities.
- **Rural Living:** Offers a peaceful, country lifestyle with open spaces and farmland.
- **Middleton Place Park:** A local park with playgrounds, sports fields, and picnic areas.
- **Schools:** Known for its close-knit school community and local schools.
- **Historic Downtown:** Small downtown area with local shops and eateries.



The Best *Local Spots*

BREAKFAST & LUNCH

- Rembrants
- The Griddle
- Goldys
- Bardenay
- 10 Barrel
- A'Tavola
- Joe Momma's
- Bacon
- Original Sunrise Cafe
- Paddle Up Poke'
- Richards

COFFEE

- Caffeina
- Neckar Coffee
- A'Tavola
- Form & Function
- Push and Pour
- Lucky Perk
- Alia's Coffee house
- Black Rock Coffee
- Hyde Perk Coffee House
- Flying M Coffeehouse
- The District Coffee House
- Big City Coffee
- Alchemist Coffee Roasting

SWEET TREATS

- The Stil
- Goody's
- The Chocolat Bar
- Janjou Patisserie
- Flourish Bakery
- Guru donuts
- Stella's

The Best *Local Spots*

DINNER

- Crave
- Enrique's
- Barbacoa
- Fork
- Coyne's
- Alavita
- Matador
- Chandlers
- Amano
- Tupelo Honey
- Percy
- The Brickyard
- Brick 29 Bistro

ADULT BEVERAGES

- Crave
- The Highlander
- Western Collective
- The Modern Hotel and Bar
- 10 Barrel Brewing Co.
- The Mode Lounge
- Barbacoa
- Coa Del Mar
- Water Bear Bar
- Coiled Wines
- 2C Wind Down
- Telaya Wine Co.
- Coyne's
- Bardenay
- Tupelo Honey
- Sandbar



The Best *Local Spots*

OUTDOORS

- Boise River Greenbelt
- Lucky Peak
- Zoo Boise
- Ridge to River Trail system
- Wilson Springs Ponds
- Table Rock
- Camel's Back Park
- Boise Depot
- Hulls Gulch Reserve
- Roaring Springs water park
- Simplot park
- Bogus Basin Mountain
- Lake Lowell
- Ann Morrison Park
- Discovery Park
- Julius Kleiner Park
- The Village at Meridian
- Eagle Island State park
- Idaho botanical garden
- Meridian Speedway

INDOORS

- Wahooz
- Big Al's
- Museum of Mining & Geology
- Boise Town Square Mall
- Discovery Center of Idaho
- Boise Art Glass
- Idaho State Capital Building
- Warhawk Air Museum
- Aquarium of Boise
- Boise Art Museum
- Top Golf
- Boise Public Library
- Labyrinth Escape Games
- Urban Air Adventure Park
- Defy Trampoline Park





Your Relocation Resource for The Treasure Valley

Relocation is more than just buying a house - it's about building a life. From finding the right neighborhood to discovering local favorites, I'll walk you through every step of the move

Phone: 541.480.9090

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For the skinny on the Treasure Valley, follow me on IG!

Follow me on Instagram for the latest real estate news, local intel, favorite spots, upcoming events, and more!

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