

Issue 16  
June-July 2008

 **GARDEN VALLEY PROPERTIES.com**



# Real Estate News

Call or Email us today  
for a FREE copy of the  
Garden Valley Guide

JULY 4TH CELEBRATION  
DOWNTOWN CROUCH  
STARTS WITH  
FLAG RAISING  
CEREMONY AT GARDEN  
VALLEY PROPERTIES

Followed by  
DUCK RACES  
FIREWORKS

FUN IN THE PARK  
FOOD BOOTHS  
JUST A GOOD OLD  
FASHIONED 4TH!

For more information  
Contact the Garden  
Valley Chamber  
462-5003  
Or  
[www.gvchamber.org](http://www.gvchamber.org)

Search EVERY property  
for sale from  
Garden Valley,  
Horseshoe Bend,  
Lowman and beyond.  
Sign up to receive email  
notifications of new listings  
that match your specific  
criteria.  
24 hours a day, 7 days a  
week - one website.

## 4th of July in Garden Valley

If you've never experienced a fourth of July in Crouch, hold onto your horses, because it's like nothing you've ever seen. For years I've been telling newcomers to wear their hard hats and safety glasses and after one event, they are convinced that I wasn't kidding. People from all over have heard the stories of fireworks going off in the middle of downtown with 100's of people standing nearby. To date no one has been seriously injured thank God, and things have been tempered by the local governing agencies. The Chamber of Commerce puts the day together starting with the flag raising at Garden Valley Properties followed by a day of activities that include vendors, shopping, dining, and duck racing! In the evening one of the highlights of the day occur; the annual 4th of July Parade, followed at dusk by the fireworks display.

It's worth the short drive to Garden Valley, to experience this local phenomenon.

**Lower left... Arrrrr Matie...**

**One of the Pirates from 1st place Float "Pirates of the Payette!"**

**The winners donated their winnings to a local fallen hero.**

**Below..Local children shootin' off their water gun from their horse.**



***Live where you play... We'll show you the way!™***

## CONTACT US

### Diane Caughlin

Broker/Owner, GRI  
DianeC@GardenValleyProperties.com  
208.462.4620 ext. 22

### Marty Justus

Associate Broker/GRI  
Martj77005@aol.com  
208.462.4620 ext. 17

### Chrys LaBare

Administrative Staff Assistant  
ChrysL@GardenValleyProperties.com  
208.462.4620 ext. 12

### Julie Leslie

Realtor/Associate  
JulieAnn@GardenValleyProperties.com  
208.462.4620 ext. 18

### Toni Palmiotto

Associate Broker/GRI  
ToniP@GardenValleyProperties.com  
208.462.4620 ext. 21

### Dawn Smith

Associate Broker/GRI  
bvrcpayette@msn.com  
208.462.4620 ext. 16

### Tami Smith

Office Manager/Realtor  
TamiS@GardenValleyProperties.com  
208.462.4620 ext. 10

### Kathy Vaughan

Associate Broker/GRI  
KathyV@GardenValleyProperties.com  
208.462.4620 ext. 14

# Featured Home

Located on a very private cul-de-sac this spectacular home has great valley and river views from almost every room. 3 Bedroom, 3.5 bath, large walk out family room in lower level, main floor master suite with master bath. Granite counter tops and stainless appliances, and knotty alder cabinets.

**Price:** \$699,000



# Featured Lot



Nice level lot with beautiful views.  
Close to public lands  
Seasonal irrigation overflow ditch runs through property.

**Price:** \$69,900

## FIND THE BEST BROKER

A YEAR AGO, you could have asked agents to cut their commissions because houses sold themselves. Now you're better off paying the full 6% to ensure you'll get the best service. Local agents are best. They know the selling points of your community-and your house-and can be present to show it to buyers at a moment's notice. Look for pros with at least eight years experience. If they worked in the business before the boom, they'll do more than just weigh the best offers. **MAKE SURE THE PRICE IS RIGHT...** A good agent will know what numbers get the best response from consumers. Studies show that buyers react to break points or psychological limits. For example, a buyer with a budget of \$250k may be willing to pay \$249k but not \$251k. If your home is valued at \$310k, consider listing it at \$300k or even \$299k to maximize its sale potential.

Excerpt from Parade Magazine Author Gerri Willis, May 2008

**Visit our website 24/7 at [www.GARDENVALLEYPROPERTIES.com](http://www.GARDENVALLEYPROPERTIES.com)**

We hope that you have a wonderful summer and remember, we serve the Garden Valley, Horseshoe Bend, Lowman, Centerville and Placerville markets in SW Idaho. As most of our business comes from referrals and repeat clients, we value your referrals. If you know anyone who is looking to buy or sell real estate in any of these communities, please give us a call.