

Issue 15  
April- May 08

 **GARDEN VALLEY PROPERTIES.com**



# Real Estate News

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

**MOUNTAIN SHADOWS**  
5K Fun Run/Walk  
April 26, 2008  
**24 lots still available**  
starting price  
**\$89,900**

Also April 26th  
Greater Garden Valley  
Chamber of Commerce  
**SPRING FLING**  
Downtown Crouch  
10-5

**PARADE OF HOMES**  
MAY 31, 10-4  
Maps are available at  
the office to view  
between 18-24 homes

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.

## Mountain Shadows 5K Fun Run/Walk

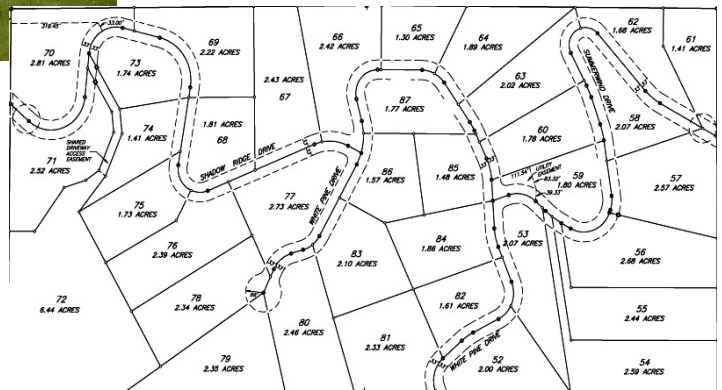
As spring finally emerges from our snowy mountain village, we once again welcome the ability to recreate in the warmth and beauty of the mountains, valley and rivers surrounding us. You are all welcome to join us April 26th for the 1st Annual Mountain Shadows Stride; 5K Fun Run/Walk in the Mountain Shadows Subdivision, in Garden Valley. The run/walk will kick off at 10:00am with registration beginning at 9:00am. This event is **FREE** to participate in, however donations will be gladly accepted. All donated funds raised during this event will be distributed evenly to the Garden Valley Rural Fire Department and the Crouch Volunteer Ambulance. Come and enjoy food, entertainment and demonstrations of the Garden Valley Emergency Services. It should prove to be fun for all ages.



The Mountain Shadows subdivision is located on a hillside above scenic Garden Valley, Idaho. Three phases of the four-phase project are now open. The uniqueness of the Mountain Shadows subdivision is best appreciated in person. From the moment you pass through the "water-scaped" entrance it becomes obvious that this subdivision was crafted by caring hands.

### Phase III Mt. Shadows Sub NOW AVAILABLE!

- 2 + acres
- Lots start at \$89,900
- Phase I & II sold out
- Phase III available NOW
- Phase IV reservations



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

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# Featured Home

Stellar mountain views from this rustic log home on over 6 acres. Year round creek meanders on this unrestricted property with large barn making this the ultimate horse property. Impressive floor to ceiling rock fireplace and newly remodeled kitchen.



**Price:** \$735,000

# Featured Lot



Nestled along a hillside with a year round creek below, this tree lined mountain lot offers a current septic permit. This private setting is the perfect place to enjoy a getaway for the weekend or lifetime. Lot also comes with a set of home/cabin plans .71 ac.

**Price:** \$67,500

## PARADE OF HOMES

NOW is the best time to think about purchasing your dream home or recreation getaway! Interest rates are extremely favorable and it's a buyers market. MLS currently shows there are 40 residential listings on the market in the Garden Valley area ranging from \$79,500 to over 1 million dollars, so there truly is a little something for everyone. Be on board for our spring parade of homes Saturday May 31st from 10:00am to 4:00pm, maps are available at the Garden Valley Properties office located at 609 S. Middlefork Rd., in downtown Crouch, just before the Longhorn. From the office you are free to roam the homes at your leisure, we normally have between 16-24 homes on display each parade. To preview the homes ahead of time watch the Preview of Homes show May 18th & May 25th on channel 6 at 9:30am or visit our virtual tours on the web!

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

We hope that you have a wonderful spring 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.

