VALNOVA



BETTER HOMES & GARDENS REAL ESTATE 43° NORTH

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CONTENTS

4 *The Vision*
8 *Amenities*
9 *Community Map*
10 *Glenview Map*
11 *About the Builder*
12 *Frequently Asked*
18 *Eagle Overview*
19 *What's Nearby?*

VALNOVA

Located in the foothills of Eagle, Idaho, Valnova utilizes the natural glen and surrounding land as the backdrop for a one-of-a-kind master-planned community. It offers easy access to native open spaces, diverse recreational amenities, and modern conveniences. Thoughtfully connected to commercial and retail services, Valnova will feature a variety of home types, styles, and price points, allowing residents and guests to embrace the Eagle lifestyle and experience "Life, Done Right."

the **VISION**



Valnova is a community built around Eagle's vision of small-town charm, elevated experience, and an empathy for people who work hard and play hard—knowing that sometimes the place where they work and play is the same: home.



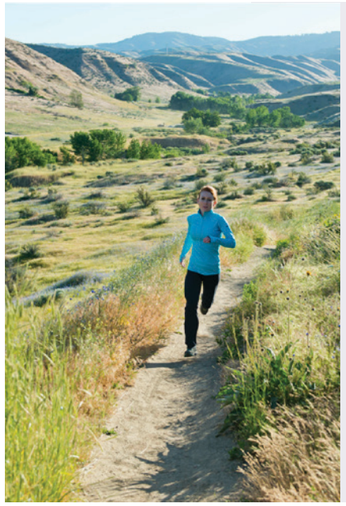




To that end, regardless of one's age or status in life, Valnova will offer all residents an opportunity to curate their own experience in the secluded, native open spaces between the Eagle foothills.

THE LAND

At the heart of Valnova's design is a respect for the land. Topography, natural features, and visually sensitive areas are retained and celebrated. The development has been carefully designed and placed upon the land to preserve sensitive slopes, viewsheds, to retain habitat and wildlife corridors, and to adhere to best practices for the urban-wildland interface.



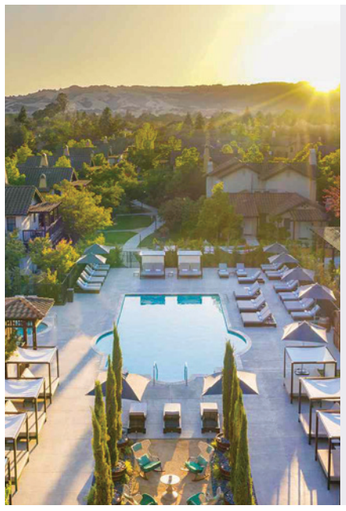
OPEN SPACE & NATURAL LAND

Valnova is nestled among preserved open lands, ensuring tranquility and natural beauty. Over 75% of residences are adjacent to parks, open spaces, or recreational areas, promoting an outdoor-focused lifestyle. Nearly 3,000 acres—over 50% of the community—will remain in their native state or be developed into recreational amenities.



THE GLENCARA GREENWAY

The Glencara Greenway, part of Eagle City Foothills Regional Trail System, spans Valnova's Big Gulch Corridor as a linear park with native plantings and multiple access points to community centers, parks, and trails. It supports drainage, stormwater management, and ecological functions, while its lakes and water features enhance recreation and Valnova's water management strategy.



COMMUNITY PARK & CLUB

The Community Park and Club is where Valnova's main recreational activity and amenities will be located. A central clubhouse will feature dining and event space. Pools, spas, pickleball, tennis courts, and beach-side activities will be located on the edge of Valnova Lake, offering recreation and relaxation for all ages.



VILLAGE CENTER PARK & WATERFRONT

In Valnova's Village Center, shops and restaurants will line vibrant streets where residents and visitors can enjoy wide shaded sidewalks, comfortable seating, and a plaza overlooking the Greenway. Pedestrian-oriented architectural details, enhanced materials, and festive lighting will create an outdoor environment to be enjoyed year-round.

Facilities anticipated in the Village Center Park include picnic areas, an amphitheater, a lift to take mountain bikers and hikers to the hilltop trails in the summer, ice skating, and a magic carpet serving as a tubing hill in the winter.

RESIDENTIAL NEIGHBORHOODS

Valnova's neighborhoods follow Eagle's traditional planning principles, offering varied lot sizes and housing types, including single-family homes, townhouses, and multifamily units. Residents will enjoy convenient access to shops, businesses, schools, daycare facilities, and churches.



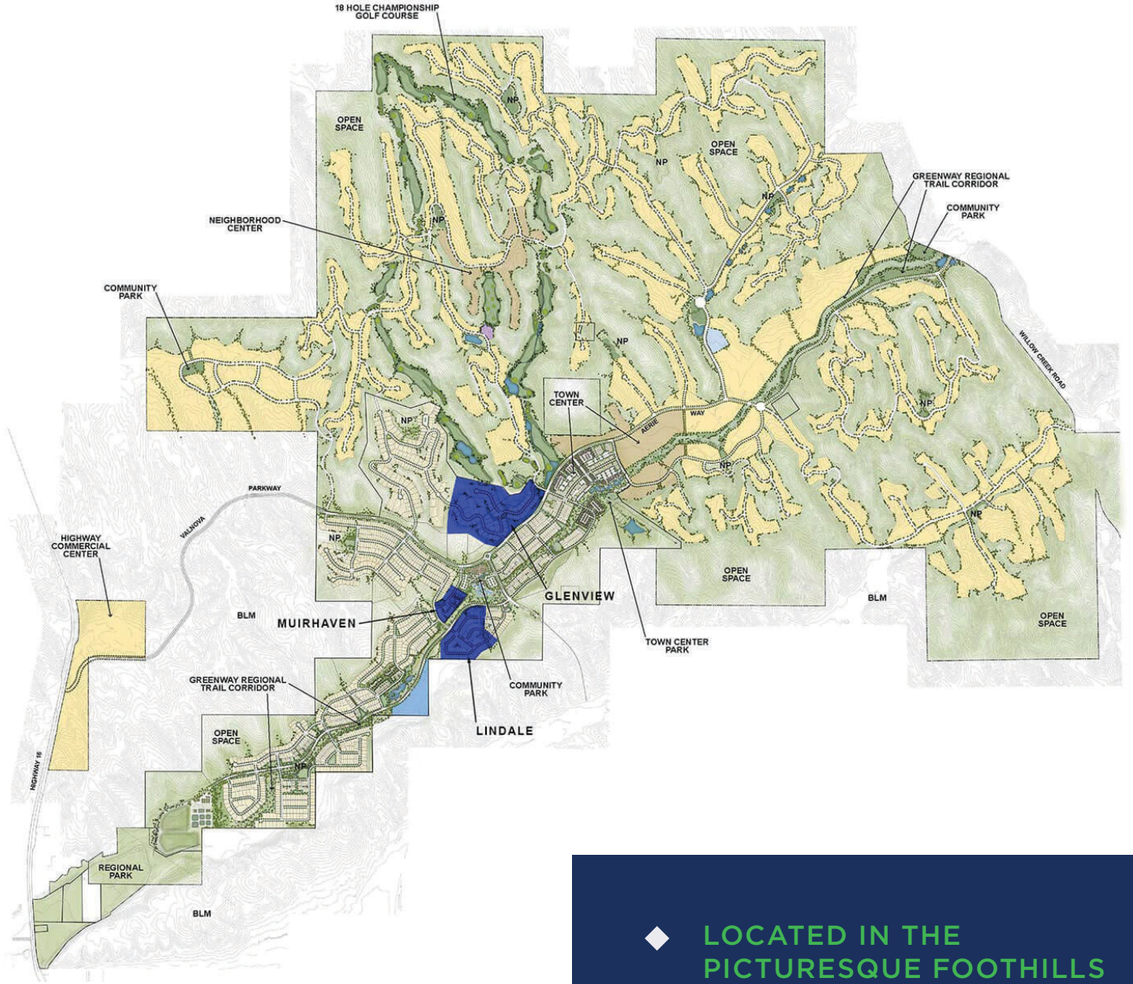


AMENITIES

- Central Clubhouse with Dining & Event Space
- Indoor & Outdoor Pools
- Pickleball and Tennis Courts
- Community Lake
- Beach-Side Activities on the Edge of Valnova Lake
- Glencara Greenway Linear Park Connection to Regional Trail System
- Village Center Waterfront with Shopping & Dining
- Picnic Areas & Amphitheater
- Lift to Take Mountain Bikers & Hikers to Hilltop Trails
- Walking Paths
- Neighborhood Parks & Dog Park Areas
- Equestrian Center
- Seasonal Ice Skating & Tubing Hill
- Master-Planned Schools, Public Library, Two Fire Stations, Police Station, Golf Courses, & More

MASTER PLAN

COMMUNITY MAP



- LOCATED IN THE PICTURESQUE FOOTHILLS NORTH OF EAGLE, IDAHO
- ACCESSIBLE VIA STATE HIGHWAY 16

GLENVIEW *map*



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TO VISIT BUILDER WEBSITE



about the BUILDER

BACHMAN CUSTOM HOMES

Finding a new home can be stressful experience—let Bachman Custom Homes ease your mind! We're a family owned local construction company that understands the worries associated with new construction homes. When you hire us, you can expect superior craftsmanship and top-quality customer service.

From spec homes to custom homes, we can build it all! Connect with us today and take the first step toward your dream home!

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FREQUENTLY ASKED

IS VALNOVA PART OF EAGLE CITY?

Yes. The property on which Valnova is built was annexed into Eagle City in 2009. The city and Valnova have entered into a master development agreement which outlines how the community will be developed.

HOW MANY ACRES IS VALNOVA?

Valnova encompasses approximately 6000 acres of private land with access to public lands on the perimeter.

HOW MANY HOMES WILL THERE BE AT FULL BUILD OUT?

Valnova is approved for a maximum overall density of 7000 residential dwelling units.

OF THE APPROXIMATELY 6000 ACRES, HOW MUCH WILL BE PRESERVED FOR OPEN SPACE?

Valnova is required, per the development agreement, to keep 20% of the community in open space. However, the current Valnova land plan is to preserve 50% of the land for open space.

WHAT IS THE TIMELINE FOR THE VALNOVA BUILD-OUT?

Finished lots were delivered to builders in 2024. First residents could move in by fall 2025. Valnova is a 30+ year project that will grow intentionally and sustainably with the Eagle community.

WHAT IS THE PLAN FOR THE SEWER?

Valnova is required to and is currently building a full-service sewer treatment plant at its own cost. Upon completion, the facility will be turned over to the Eagle Sewer District—at no cost to the district—for ongoing operations.

WHAT ABOUT WATER?

Valnova brought its own water rights to support the development and was required, before construction began, to assign those rights to Eagle City. In addition, Valnova is required and is building, at its own cost, the necessary water infrastructure to support the entire community.

WHAT ABOUT FIRST RESPONDER SERVICES?

As a master planned community in Eagle City, Valnova residents will receive first responder services from Eagle City and fire protection from Eagle Fire Protection District and the Middleton-Star Fire Protection District. Per the Valnova development agreement with Eagle City, Valnova will contribute 2 one-acre parcels of land for first responder facilities and $1 million dollars towards fire protection services.

WHO WILL BE BUILDING HOMES IN VALNOVA?

Valnova will work with local, regional, and national builders who can meet the necessary design, quality, and brand standards that Valnova has established.

WHAT TYPE OF HOME PRODUCTS WILL BE AVAILABLE?

Whether it is a starter home that is a single-family attached or detached product, a second home, estate-lot home, or active adult community product, Valnova's goal is to have "something for everyone."

WILL INDIVIDUAL LOTS BE AVAILABLE FOR PURCHASE FOR CUSTOM HOME BUILDING?

Yes. Custom lots will be available through the custom builders that are part of the Valnova builder pool.

WHAT TYPE OF COMMERCIAL OPPORTUNITIES WILL THERE BE?

Inside the Valnova community there will be commercial and retail services in the town/village center: food & beverage, office space, and other light retail. Along Highway 16 at the Valnova main entrance, there are 80 acres for future commercial development.

WHAT ABOUT SCHOOLS OR OTHER PUBLIC SERVICES?

Per its development agreement with Eagle City, Valnova is required to provide space for two elementary schools, one middle school, and one high school. Valnova is also considering potential library services with the Eagle Public Library.

WILL THERE BE AN HOA?

Yes. Valnova has a professionally managed HOA to help support the common core amenities, to ensure the consistency of development standards, and maintain property values.

WHAT ABOUT COMMUNITY AMENITIES?

Valnova will be a differential, highly-amenitized community that will enhance the active, outdoor lifestyle, promote community and connectivity, and bring families and friends together.

WHAT ARE THE PLANS FOR INTERNET CONNECTIVITY WITHIN VALNOVA?

Valnova will be a “smart community” with access to state-of-the-art technology services for work and recreation. HOA fees include 1 full GB high speed, fiber optic internet.



WILL THERE BE EVENTS FOR RESIDENTS OF VALNOVA THROUGHOUT THE YEAR?

Valnova will be managed by a professional HOA that will have a lifestyle director and component to engage residents and the larger Eagle community in lifestyle events.

WHAT ARE THE DEMOGRAPHICS FOR FUTURE RESIDENTS OF VALNOVA?

Valnova’s home product mix will feature “something for everyone.” We anticipate a variety of individuals and families of all ages living in Valnova—a “complete community.”

WILL THERE BE HIKING/RUNNING/WALKING/BIKING PATHS IN THE COMMUNITY?

Valnova will be a highly-amenitized community with a focus on outdoor recreation and healthy lifestyle. We anticipate a variety of hiking, running, walking, biking, and wet amenities.

HOW HAS VALNOVA COLLABORATED/PARTNERED WITH COMMUNITY GROUPS?

Valnova is partnering with Eagle City on the sports park, the Eagle Rodeo, and the Eagle Public Library. Valnova is sponsoring the library’s Family Place Space.

IS THERE GOING TO BE A DOG PARK FOR SMALL & LARGE DOGS?

There will be dog park areas throughout the community.

ARE THERE GOING TO BE CERTAIN DESIGN STANDARDS WHEN BUILDING A HOME IN VALNOVA?

Yes. Valnova will be guided by a coherent design plan and standards that will be governed by Valnova’s development agreement with Eagle City, Valnova’s internal design review committee and the HOA.

WHAT ABOUT ACCESS TO BLM LAND?

Valnova is surrounded by preserved open lands that are to remain undeveloped and open for recreational use. These spaces give Valnova its sense of tranquility and unparalleled beauty.

Over 75 percent of residences within the Valnova community are adjacent to open space, parks, and recreational areas, affording access to nature and an outdoor-focused lifestyle. Over 50 percent of Valnova's Community land—nearly 3,000 acres—will be preserved in ts native condition or developed into community recreational activity areas or amenities.

WHAT ABOUT THE OREGON TRAIL THAT RUNS THROUGH THE SOUTHERN PORTION OF PUMP 1 IN VALNOVA? THE GOODALL TRAIL SPUR? WHAT'S THE STATUS OF THAT TRAIL?

Valnova is working with Eagle City's museum director to identify, mark, and install a monument to the trail.



WHEN WILL HIGHWAY 16 HAVE A GRADE SEPARATED INTERCHANGE?

Valnova is working with the Idaho Transportation Department on the grade separated interchange. Funding has been secured as of October 2023 and we are entering the design phase.

WHEN WILL THE COMMERCIAL SPACE OFF OF HIGHWAY 16 PLAN TO OPEN?

Valnova is concentrating on getting infrastructure and utilities to homes first. The development of the commercial space is contingent on available utilities and the types of commercial entities that might want to locate on Highway 16.

ABOUT

Valnova is a Clyde Capital Group project. Clyde Capital Group, as part of Clyde Companies, originated to better serve the internal needs of Clyde Companies' vertical construction customers, as well as to facilitate sustainable development of the organization's assets. This initial vision expanded due to the uniquely talented management team assembled under Clyde Capital Group and because of Clyde Companies' unwavering commitment to share its expertise and to build better communities.



**All photos and illustrations in booklet are examples, actual site and amenities may vary*

THE CITY OF

EAGLE, IDAHO

Eagle, situated to the northwest of Boise, is renowned for its upscale neighborhoods, recreational facilities, and small-town charm that coexists seamlessly with modern amenities. The city's scenic surroundings, including the Boise River and the foothills contribute to a high quality of life.

YEAR INCORPORATED: 1970

ELEVATION: 2,842'

ZIP CODE: 83616

AREA: 9.3 SQUARE MILES

APPROX. POPULATION: 35,000

DRIVE TIME TO BOISE: 20 MIN

DRIVE TIME TO AIRPORT: 25 MIN





what's NEARBY?

SHOPPING & DINING

Ridley's Market	7 Mi. Away
Downtown Eagle	8 Mi. Away
Downtown Star	7 Mi. Away
Meridian Costco	10 Mi. Away
The Village at Meridian	14 Mi. Away
Boise Towne Square Mall	17 Mi. Away

RECREATION

Firebird Raceway	4 Mi. Away
Eagle Island State Park	10 Mi. Away
Boise River	5 Mi. Away
Bogus Basin	34 Mi. Away
River Birch Golf Course	3 Mi. Away
Lucky Peak State Park	32 Mi. Away
Ford Idaho Center	14 Mi. Away

MISCELLANEOUS

Boise Airport	23 Mi. Away
Boise State University	19 Mi. Away
College of Western Idaho	13 Mi. Away
College of Idaho	18 Mi. Away
Northwest Nazarene University	18 Mi. Away
McCall & Payette Lake	106 Mi. Away

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REAL ESTATE

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MORE THAN A COMMUNITY,

THE NEW FEELING YOU'VE BEEN SEARCHING FOR.

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