



RESERVE YOUR LOCATION TODAY!

The proposed development will be a complementary addition to planned surrounding land uses. The unique site context takes advantage of the viewsheds provided by the change in topography along the northern bench and offers exquisite views of Star Valley. This community is already highly sought after by local homebuilders in Treasure Valley.

StarPonte is proudly marketed by Homes in Boise

Homes in Boise represents the region's finest properties with exceptional skill using the most innovative technologies currently available. Homes in Boise offers ultimate privacy and security, speed, and efficiency. Their years of full-time experience have given them a clear understanding of the mindset of home buyers and sellers and a thorough understanding of the regional marketplace.



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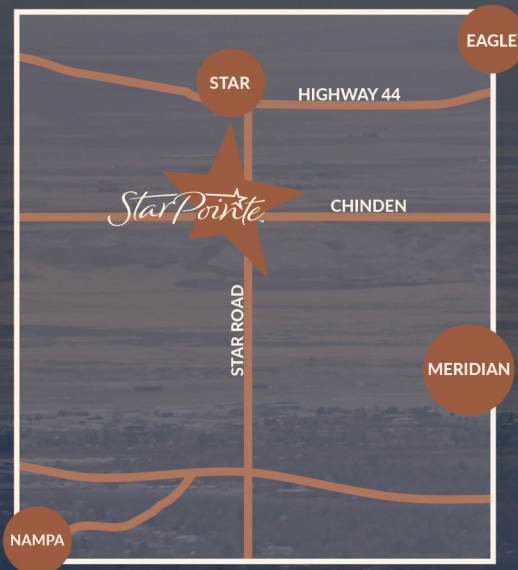


StarPonte™

StarPointe™

DISCOVER STARPOINTE WHERE LUXURY MEETS COMMUNITY

StarPointe is a planned upscale custom home residential community in Star, Idaho just north of Chinden Boulevard on the West side of Star Road. This development consists of approximately 29.24 gross acres and will offer 61 single-family residential lots, with widths ranging from 70'-100' and depths ranging from 120'-140'. This property is in an area that provides convenient access to shopping, eateries, medical care, and freeways including the future Highway 16 corridor to interstate 84. In addition to the 61 single-family residential lots, StarPointe offers 16 common lots set to include a community pool, park, and open spaces to take in the views. All this will be owned and maintained by a community homeowners association (HOA). The amenities and open space plans provide connectivity and passive recreation opportunities within the community. Tree-lined parkways will be provided along the proposed internal local streets to provide pedestrian shading and a unique sense of arrival. Overall, the development exceeds the required 15% open space requirement and provides a generous 20.3% of its total area to open space.



STAR, IDAHO

Small-town atmosphere: Star has a tight-knit community where people tend to know their neighbors. The city is known for its friendly residents, low crime rate, and high quality of life.
Natural beauty: The city is located near the Boise River, which provides plenty of opportunities for fishing, kayaking, and other outdoor activities.

There are also many parks and trails in the area, including the nearby Star River Walk, and Eagle Island State Park. **Outdoor activities:** In addition to the activities mentioned above, Star is also close to several skiing and snowboarding resorts, as well as hiking and biking trails. The city also hosts an annual 4th of July - Star Spangled Celebration, which includes a parade, live music, and fireworks.

Wine country: The city is located near the Snake River Wine Region, which is home to several wineries and vineyards that produce a variety of wines. **Proximity to Boise:** Star is just a short drive away from the city of Boise, which offers a wide range of amenities, including shopping, dining, and cultural events.

