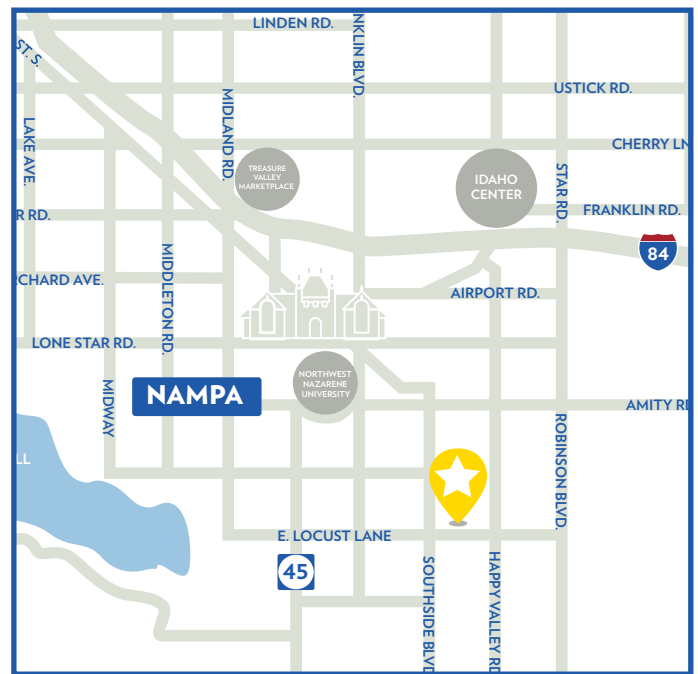


# SOUTHERN RIDGE in Nampa

Southern Ridge offers a quiet location built for relaxing and hanging out, perfect for you and your family. The Community is conveniently located in South Nampa and is within close proximity of Osborne Park and Ronald Reagan Elementary School. You are only minutes away from shopping, dining, entertainment, and it is only 22 miles to downtown Boise and the Boise Airport. Plus, residents can enjoy outdoor activities at nearby Lake Lowell. Choose from a variety of spacious one and two-story floor plans ranging from 1,620 to 3,259 square feet with beautiful modern features.



## Featured Plans

- Birch** (1,620 Sq Ft, 3 BR/2 BA, 1-Story)
- Brookfield** (1,888 Sq Ft, 3-4 BR/2 BA, 1-Story)
- Crestwood** (2,007 Sq Ft, 3-4 BR/2 BA, 1-Story)
- Sapphire** (2,010 Sq Ft, 3 BR/2.5 BA, 1-Story)
- Ponderosa** (2,041 Sq Ft, 3-4 BR/2.5 BA, 2-Story)
- Amethyst** (2,204 Sq Ft, 3-5 BR/2.5-3 BA, 1-Story)
- Brookfield Bonus** (2,290 Sq Ft, 3-4 BR/2 BA, 1.5-Story)
- Winchester** (2,358 Sq Ft, 3-5 BR/2.5-3 BA, 2-Story)
- Opal** (2,431 Sq Ft, 3-4 BR/2.5-3 BA, 1-Story)
- Emerald** (2,636 Sq Ft, 3-5 BR/3 BA, 1-Story)
- Trinity** (2,679 Sq Ft, 4-6 BR/2.5 BA, 2-Story)
- Garnet** (2,692 Sq Ft, 4-5 BR/2.5 BA, 2-Story)
- Cedar** (2,849 Sq Ft, 3-5 BR/2.5-3 BA, 2-Story)
- Opal with Bonus** (2,855 Sq Ft, 3-5 BR/2.5-4 BA, 1.5-Story)
- Spruce** (2,992 Sq Ft, 4-7 BR/3.5-4 BA, 2-Story)
- Topaz** (3,064 Sq Ft, 4-5 BR/3.5 BA, 2-Story)
- Yosemite** (3,259 Sq Ft, 4-6 BR/3.5-4 BA, 2-Story)
- Jasper** (3,293 Sq Ft, 4-7 BR/2.5-4.5 BA, 2-Story)
- Agate** (3,435 Sq Ft, 4-6 BR/2.5-4 BA, 2-Story)



### Directions:

Take Locust Lane to Timber Ridge Ave. The model is at the end of Timber Ridge Ave & Warm Creek Ave.



### Model Home:

3664 E Warm Creek Ave, Nampa ID

# SOUTHERN RIDGE



## Features

New Homes in Nampa  
1,620 to 3,435+ Square Feet  
3-7 Bedrooms | 2-4.5 Bathrooms



## Amenities

Large Tot Lot



## Schools

Nampa School District



## HOA Dues

Set Up Fee: \$250  
Annual Dues: \$400  
Transfer Fee: \$100



## Areas of Interest



**Boise Airport:** Less than 30 Minutes  
**Boise State University:** Approximately 30 Minutes  
**Lake Lowell:** Less than 20 Minutes  
**Idaho Center:** Less than 15 Minutes  
**NNU:** Less than 10 Minutes

### Hospitals & Urgent Care Centers

St. Alphonsus Hospital (15 Minutes)  
St. Luke's Hospital (20 Minutes)  
Urgent Care Centers (15 Minutes)

### Shopping

Grocery and Retail Stores (5-20 Minutes)

### Dining

Restaurants including Texas Roadhouse, Red Robin, Olive Garden, and Idaho Pizza Company (10-20 Minutes)

