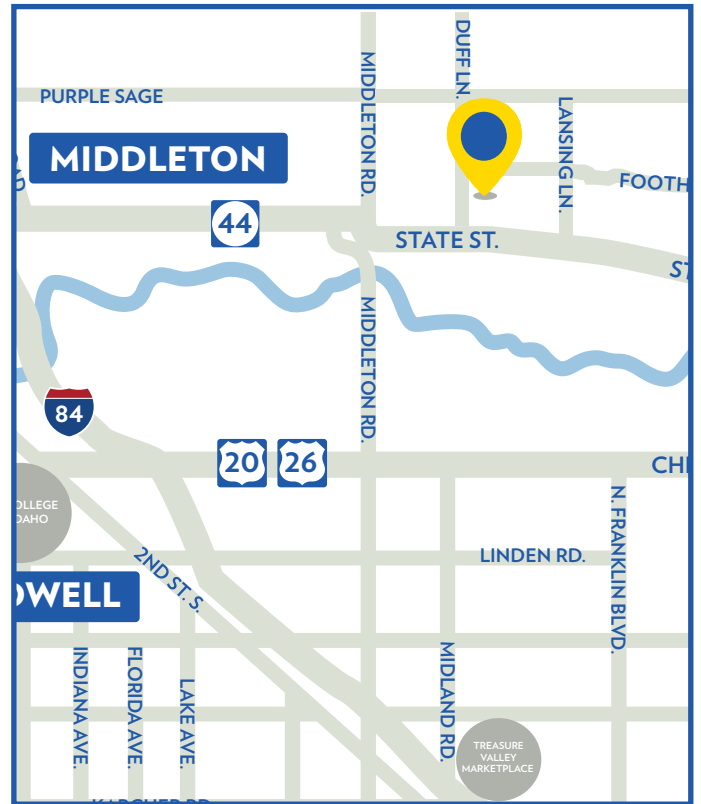
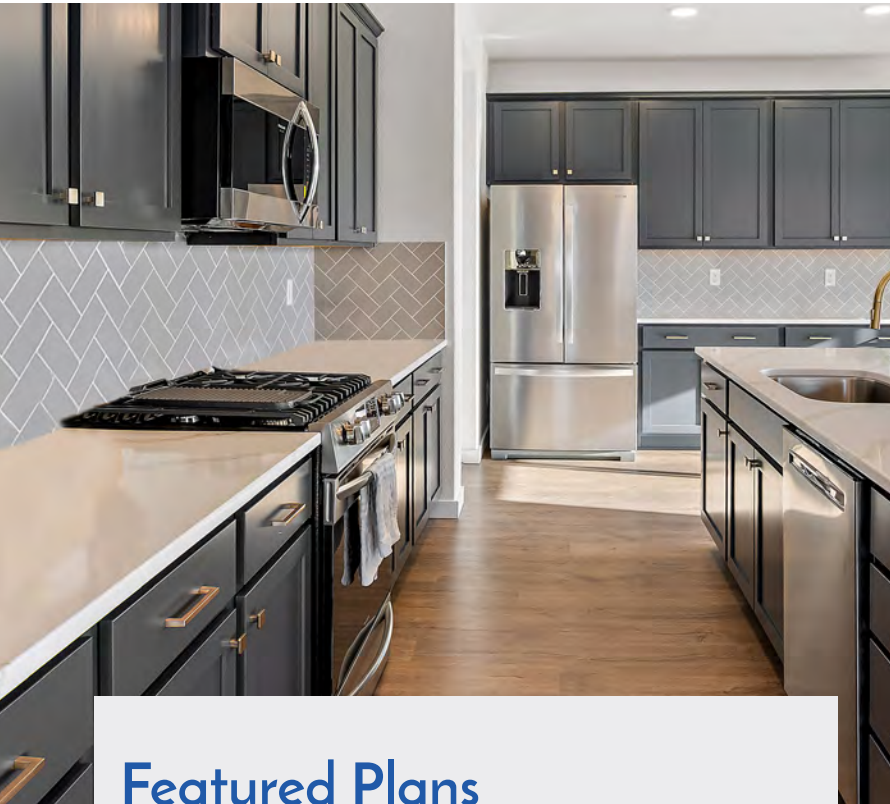


# WATERFORD in Middleton

Waterford is located in quaint Middleton, ID a town with wide open spaces and gentle rolling hills. This community allows for easy access to Caldwell and the surrounding area. Waterford's rural feel and easy access to local shopping, dining, and entertainment is sure to please. Make your next move to Waterford!



## Featured Plans

- Alturas** (1,446 Sq Ft, 3 BR/2 BA, 1-Story)
- Birch** (1,620 Sq Ft, 3 BR/2 BA, 1-Story)
- Brookfield** (1,888 Sq Ft, 3-4 BR/2 BA, 1-Story)
- Crestwood** (2,009 Sq Ft, 3-4 BR/2 BA, 1-Story)
- Amethyst** (2,008-2,204 Sq Ft, 3-5 BR/2-3 BA, 1-Story)
- Brookfield Bonus** (2,279 Sq Ft, 3-5 BR/2 BA, 1.5-Story)
- Emerald** (2,433-2,633 Sq Ft, 3-5 BR/3 BA, 1-Story)
- Maple Loft** (2,483 Sq Ft, 3-5 BR/2.5-4 BA, 2-Story)
- Trinity** (2,804 Sq Ft, 4-6 BR/2.5 BA, 2-Story)
- Garnet** (2,695 Sq Ft, 4-5 BR/2.5-4 BA, 2-Story)
- Opal Bonus** (2,653-2,851 Sq Ft, 3-5 BR/2.5-4 BA, 1.5-Story)
- Topaz** (3,064-3,298 Sq Ft, 4-5 BR/3.5 BA, 2-Story)
- Spruce** (3,065 Sq Ft, 4-7 BR/2.5-4 BA, 2-Story)
- Yosemite** (3,259 Sq Ft, 4-7 BR/3.5-4 BA, 2-Story)
- Agate** (3,435-3,654 Sq Ft, 4-6 BR/2.5-3 BA, 2-Story)



### Directions to Community:

Head North on Highway 44 to Duff Road, Right on E. 9th Street.



### Closest Sales Center: Greendale Grove

3057 N Cherry Grove Way, Star, ID



## Features

New Homes in Middleton

1,446 to 3,654+ Square Feet

3-7 Bedrooms | 2-4 Bathrooms



## Schools

Middleton School District

Mill Creek Elementary

Middleton Middle School

Middleton High School



## HOA Dues

Set Up Fee: \$250

Annual Dues: \$500

Transfer Fee: \$250



## Areas of Interest



**Boise Airport:** Approximately 38 Minutes

**Idaho Center Arena:** Approximately 25 Minutes

**The Village at Meridian:** Approximately 30 Minutes

**Downtown Boise:** Approximately 40 Minutes

**Picadilly Water Park:** Approximately 5 Minutes

**Purple Sage Golf Club:** Approximately 10 Minutes

### Hospitals & Urgent Care Centers

St. Luke's Hospital (less than 30 Minutes)

St. Alphonsus Hospital (Approximately 20 Minutes)

Urgent Care Centers (less than 20 Minutes)

### Shopping

Grocery and Retail Stores (5-25 Minutes)

### Dining

Restaurants including Casa Mexico, The Burger Den and The Original Sunrise Cafe (Less than 10 Minutes)

