

15 LUXURIOUS TOWNHOMES

# VIOLETS CROSSING

EAST VIOLETS COVE LANE

GARDEN CITY, ID 83714



15 UNIT PORTFOLIO SALE

Kevin Hawk | 208 871 0328

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PROPERTY ADDRESS

East Violets Cove Lane Garden City, ID 83714

YEAR BUILT

2024

SIZE

0.68 Acres R-3 Zoning

PROPERTY TYPE

15 Individually Platted Townhomes  
(9) 4 bed units | sqft ranges between 1,910 -1,933 each  
(6) 3 bed units | sqft ranges between 1,423 -1,622 each  
Public/Private parking

FEATURES

A 15-home, high-end boutique development  
Three distinct floor plan options each with its own character  
Walking-distance access to the Boise River Greenbelt, parks, local dining, breweries and wineries  
Custom-finished homes with a modern, elevated feel.  
Ancillary Airbnb options with entry level masters. No rental restrictions for the site!  
ACHD leaving at end of year.  
Low maintenance & upkeep. Turnkey. Cash flowing property with major upside.  
Low HOA for site landscaping and upkeep. \$50 a unit.



# Offering Highlights

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#### HIGH-GROWTH/STABLE MARKET

- Minutes from major employment centers (St. Luke's Boise Medical Center, Micron Technology, Boise State University, College of Western Idaho), ensuring stable and consistent tenant demand.
- Boise's metro area population is projected to increase by 15% over the next five years, reaching approximately 980,000 residents by 2031, significantly boosting demand for rental housing.
- Current high end tenant profiles include doctors, traveling nurses and attorneys.

#### STRATEGICALLY DESIGNED MODERN TOWNHOMES

- Townhomes have been proactively managed and built with rental proof materials minimizing immediate capital improvement needs.
- Property features 15 spacious garden-style townhomes across multiple buildings, with a mix of three- and four-bedroom floor plans.
- With a variety of three- and four-bedroom options, Violets Crossing accommodates a broad tenant base and supports strong occupancy.

#### DESIRABLE COMMUNITY AMENITIES

- Tenants enjoy 2 car garages, private patios (in select units), efficient landscaping and pet-friendly features.

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VIOLETS CROSSING

| 1 MILE RADIUS                               |   |  | 3 MILE RADIUS                                |   |   | 5 MILE RADIUS                                |   |   |
|---|---|--|--|---|---|--|---|---|
|   |   |  |  |   |   |  |   |   |
| POPULATION<br><b>10,684</b><br>1 MI. RADIUS | HISTORIC ANN. GROWTH<br><b>0.7%</b><br>1 MI. RADIUS | AVG. HOUSEHOLD INC.<br><b>\$93,285</b><br>1 MI. RADIUS | POPULATION<br><b>105,621</b><br>3 MI. RADIUS | HISTORIC ANN. GROWTH<br><b>1.4%</b><br>3 MI. RADIUS | AVG. HOUSEHOLD INC.<br><b>\$104,676</b><br>3 MI. RADIUS | POPULATION<br><b>212,159</b><br>5 MI. RADIUS | HISTORIC ANN. GROWTH<br><b>1.0%</b><br>5 MI. RADIUS | AVG. HOUSEHOLD INC.<br><b>\$107,926</b><br>5 MI. RADIUS |



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# Exteriors

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## Interiors

## TYPE 1 UNIT

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# Interiors

TYPE 1 UNIT

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# Interiors

# TYPE 3 UNIT

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## Interiors

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# Interiors

# TYPE 3B UNIT

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# Interiors

# TYPE 3B UNIT

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POSITIONED IN GARDEN CITY'S FAST-GROWING URBAN CORRIDOR

FOOTHILL TRAIL SYSTEM

BOISE RIVER

BOISE GREENBELT

FUTURE PUBLIC PARKING

REED RIVER SUBDIVISION  
SELLING TOWNHOMES AT \$1M+

ARABELLA LOFTS

CAROLYN CIRCLE

SITE

Downtown Boise

5 mins | 2 mi away



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SAINT ALPHONSUS HOSPITAL

ATHLETIC CLUB BOISE PRO SOCCER

THE BOARDWALK

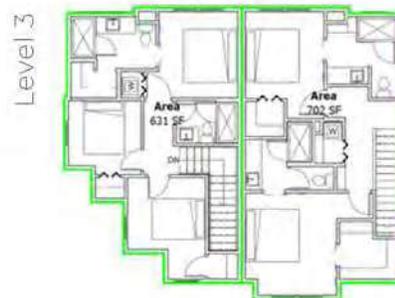
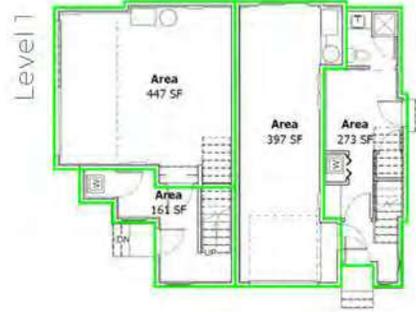
FUTURE PUBLIC PARKING

CAROLYN CIRCLE

SITE

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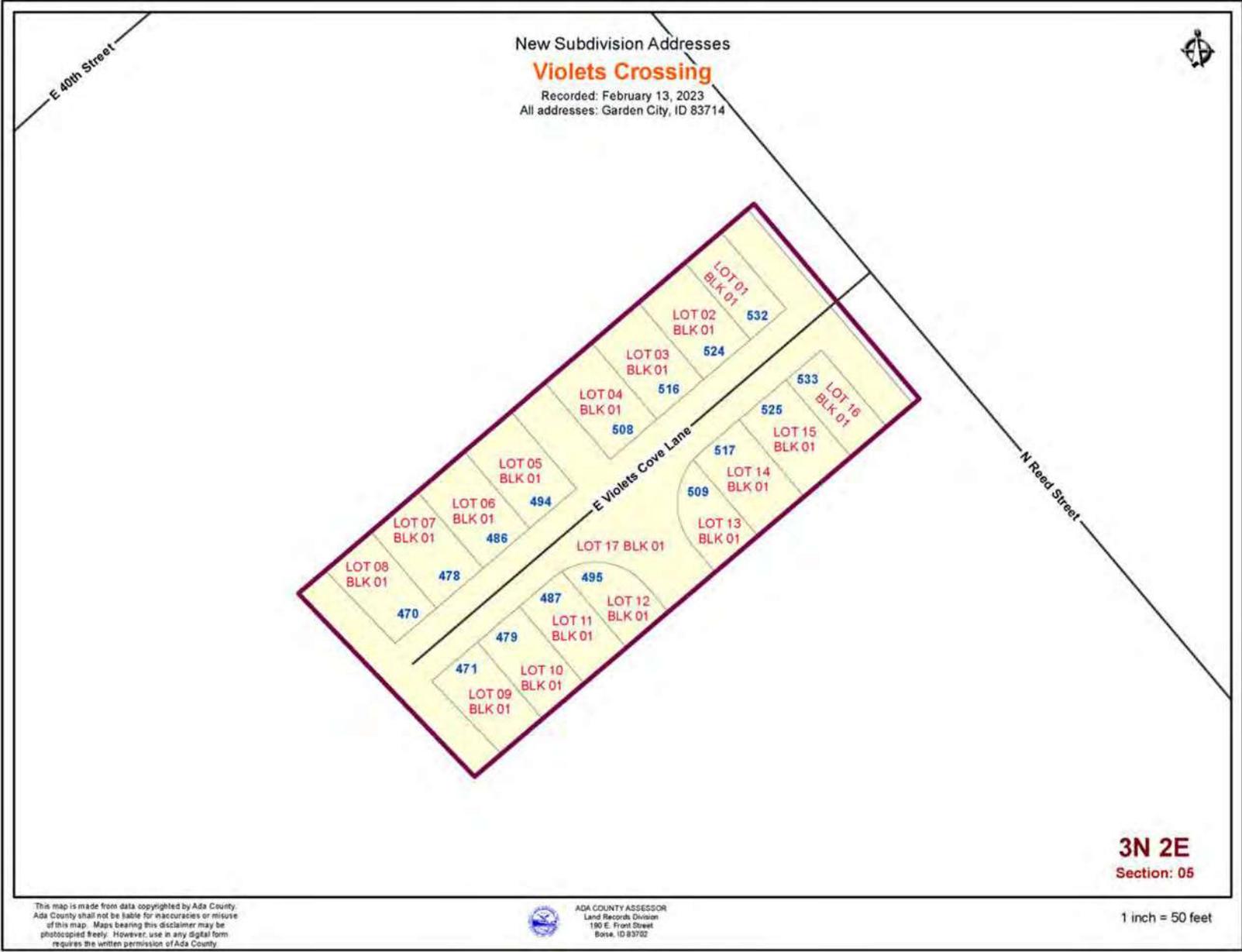


**BUILDING TYPE 1**

**BUILDING TYPE 3**

**BUILDING TYPE 3B**

# Floor Plan



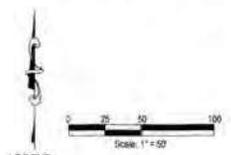
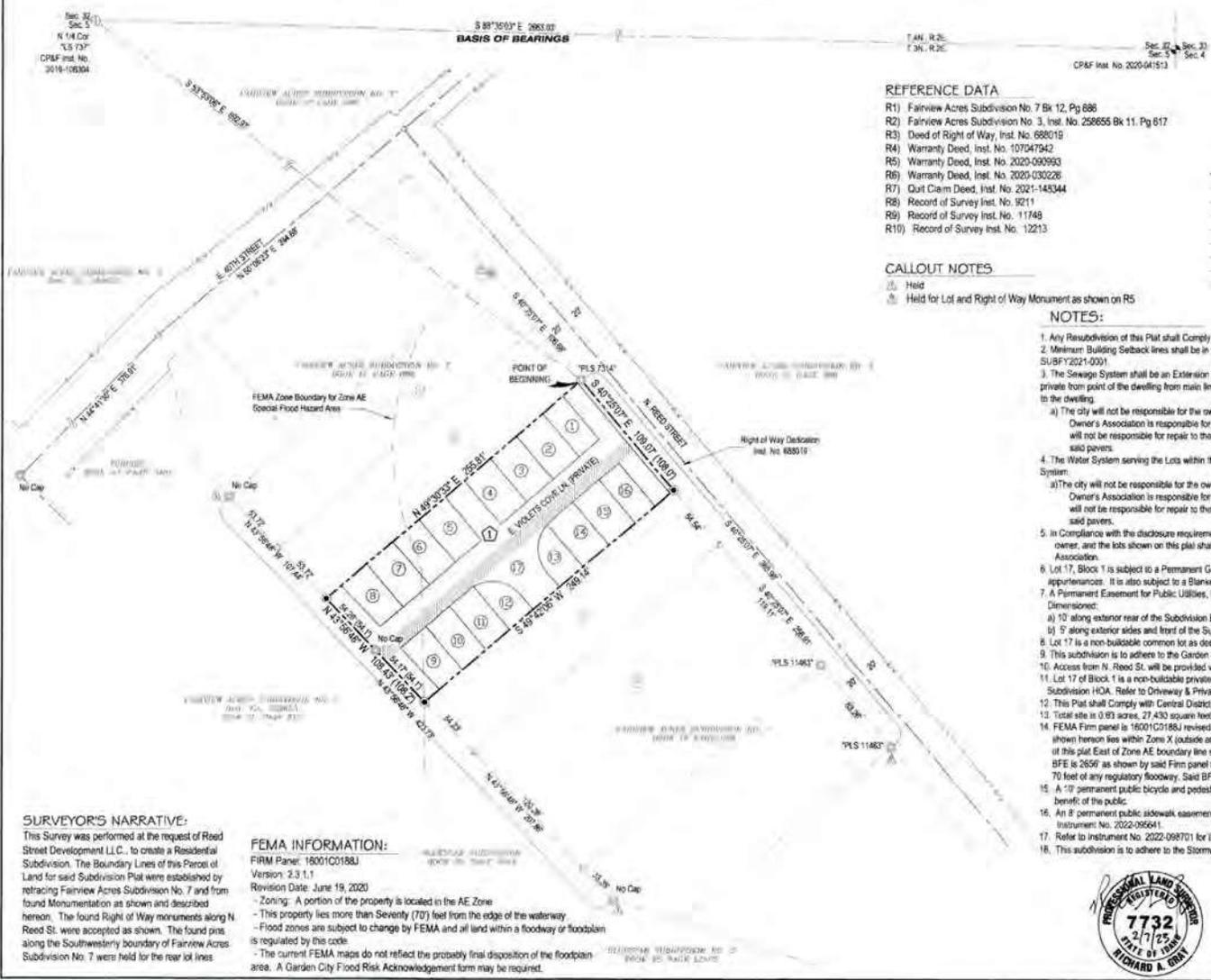
# Site Plan

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# PLAT OF VIOLETS CROSSING SUBDIVISION

A RE-SUBDIVISION OF A PORTION OF LOTS 8 AND 9, BLOCK 1 OF FAIRVIEW ACRES SUBDIVISION NO. 7, AS FILED FOR RECORD IN BOOK 12 OF PLATS AT PAGE 686, RECORDS OF ADA COUNTY, IDAHO. LYING IN A PORTION OF THE NE 1/4 OF SECTION 5, T. 3 N., R. 2 E., B.M., CITY OF GARDEN CITY, ADA COUNTY, IDAHO 2023



**LEGEND**

- Calculated point
- Found brass cap monument
- Found aluminum cap monument
- Found 5/8 inch dia iron pin
- Set 5/8 inch dia x 24 inch iron pin w/ plastic cap 'PLS 7732'
- Set 1/2 inch dia x 24 inch iron pin w/ plastic cap 'PLS 7737'
- Found 1 inch dia iron pipe
- Block number
- Lot number
- Subdivisor Boundary line
- Property line
- Section line
- Easement Line
- Right of Way
- Centerline
- Tie line
- Lot line
- Public bicycle and pedestrian pathway

- REFERENCE DATA**
- R1) Fairview Acres Subdivision No. 7 Bk 12, Pg 686
  - R2) Fairview Acres Subdivision No. 3, Inst. No. 258655 Bk 11, Pg 617
  - R3) Deed of Right of Way, Inst. No. 698019
  - R4) Warranty Deed, Inst. No. 107047942
  - R5) Warranty Deed, Inst. No. 2020-000993
  - R6) Warranty Deed, Inst. No. 2020-030226
  - R7) Quit Claim Deed, Inst. No. 2021-148344
  - R8) Record of Survey Inst. No. 9211
  - R9) Record of Survey Inst. No. 11749
  - R10) Record of Survey Inst. No. 12213

- CALLOUT NOTES**
- Held
  - Held for Lot and Right of Way Monument as shown on R5

- NOTES:**
1. Any Resubdivision of this Plat shall Comply with the Applicable Zoning Regulations in effect at that time.
  2. Minimum Building Setback lines shall be in accordance with the base zoning district or those approved with SUBFY2021-0031
  3. The Sewage System shall be an Extension of the City of Garden City Municipal Sewer System. Sanitary services are private from point of the dwelling from main line. The Sanitary sewers services are private from the connection to the mainline to the dwelling.
    - a) The city will not be responsible for the ownership, operation, and maintenance of the sewer services lines. The Home Owner's Association is responsible for individual sewer lines that are located under permeable pavers, and the city will not be responsible for repair to the paver areas should the city have to perform maintenance on the lines under said pavers.
  4. The Water System serving the Lots within this Subdivision shall be an Extension of the City of Garden City Municipal Water System.
    - a) The city will not be responsible for the ownership, operation, and maintenance of the water services lines. The Home Owner's Association is responsible for individual water lines that are located under permeable pavers, and the city will not be responsible for repair to the paver areas should the city have to perform maintenance on the lines under said pavers.
  5. In Compliance with the disclosure requirements of Idaho Code 31-3805(2), irrigation water has not been provided for by the owner, and the lots shown on this plat shall be subject to Assessments by the Fairview Acres Lateral Water Users Association.
  6. Lot 17, Block 1 is subject to a Permanent Garden City Blanket Easement for water and sanitary sewer, along with other appurtenances. It is also subject to a Blanket Easement for Public Utilities and Drainage.
  7. A Permanent Easement for Public Utilities, Drainage and Irrigation is Hereby Designated as follows, unless otherwise Dimensioned:
    - a) 10' along exterior rear of the Subdivision Boundary as shown hereon.
    - b) 5' along exterior sides and front of the Subdivision Boundary and along the public right-of-way as shown hereon.
  8. Lot 17 is a non-buildable common lot as described in note 11
  9. This subdivision is to adhere to the Garden City Restricted Subd Agreement Inst. No. 2022-064507.
  10. Access from N. Reed St. will be provided via East Violets Cove Lane.
  11. Lot 17 of Block 1 is a non-buildable private driveway & utility lot to be owned & maintained by the Violets Crossing Subdivision HOA. Refer to Driveway & Private Road User's Maintenance Agreement Instrument No. 2022-064507.
  12. This Plat shall Comply with Central District Health Requirements.
  13. Total site is 0.93 acres, 27,430 square feet, more or less.
  14. FEMA Firm panel is 16001C0188J revised 19 June 2020. The portion of this plat West of the Zone AE boundary line shown hereon lies within Zone X (outside any Special Flood Hazard Area) where there is no BFE determined. The portion of this plat East of Zone AE boundary line shown hereon lies inside the Special Flood Hazard Area of Zone AE, where the BFE is 2656' as shown by said Firm panel for the community of the City of Garden City. No portion of this plat lies within 70 feet of any regulatory floodway. Said BFE and zone determinations are subject to change by FEMA.
  15. A 10' permanent public bicycle and pedestrian pathway easement shall be designated along the private drive for the benefit of the public.
  16. An 8' permanent public sidewalk easement is situated along the updated Right of Way of N. Reed St. per Instrument No. 2022-095641.
  17. Refer to Instrument No. 2022-068701 for the ACHD Temporary License Agreement.
  18. This subdivision is to adhere to the Stormwater O&M Agreement Inst. No. 2022-091462.

**SURVEYOR'S NARRATIVE:**  
 This Survey was performed at the request of Reed Street Development LLC., to create a Residential Subdivision. The Boundary Lines of this Parcel of Land for said Subdivision Plat were established by retracing Fairview Acres Subdivision No. 7 and from found Monumentation as shown and described hereon. The found Right of Way monuments along N. Reed St. were accepted as shown. The found pins along the Southwesterly boundary of Fairview Acres Subdivision No. 7 were held for the rear lot lines

**FEMA INFORMATION:**  
 FIRM Panel: 16001C0188J  
 Version: 2.3.1.1  
 Revision Date: June 19, 2020  
 - Zoning: A portion of the property is located in the AE Zone  
 - This property lies more than Seventy (70') feet from the edge of the waterway  
 - Flood zones are subject to change by FEMA and all land within a floodway or floodplain is regulated by this code  
 - The current FEMA maps do not reflect the probable final disposition of the floodplain area. A Garden City Flood Risk Acknowledgement form may be required.



**COMPASS LAND SURVEYING, PLLC**  
 623 11th Avenue South  
 Office: (208) 442-0115  
 Nampa, ID 83651  
 Fax: (208) 327-2106  
 JUN 11 2020  
 02/07/2023

# Plat

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## VIOLETS CROSSING

ACTIVE



**333 E Palapa Lane**

GARDEN CITY, ID 83714

|                |           |
|----------------|-----------|
| SALES PRICE    | \$859,900 |
| PRICE PER SQFT | \$385.61  |
| SQ FEET        | 2,230     |

ACTIVE



**429 E Water Pocket Lane**

GARDEN CITY, ID 83714

|                |           |
|----------------|-----------|
| SALES PRICE    | \$750,000 |
| PRICE PER SQFT | \$503.36  |
| SQ FEET        | 1,490     |

ACTIVE



**451 E Lotus Lane**

GARDEN CITY, ID 83714

|                |           |
|----------------|-----------|
| SALES PRICE    | \$675,000 |
| PRICE PER SQFT | \$299.87  |
| SQ FEET        | 2,251     |

ACTIVE



**441 E Lotus Lane**

GARDEN CITY, ID 83714

|                |           |
|----------------|-----------|
| SALES PRICE    | \$660,000 |
| PRICE PER SQFT | \$304.43  |
| SQ FEET        | 2,168     |

ACTIVE



**4329 N Life Tree Lane**

GARDEN CITY, ID 83714

|                |           |
|----------------|-----------|
| SALES PRICE    | \$655,000 |
| PRICE PER SQFT | \$309.55  |
| SQ FEET        | 2,116     |

PENDING



**5288 N River Water Lane**

GARDEN CITY, ID 83714

|                |           |
|----------------|-----------|
| SALES PRICE    | \$749,900 |
| PRICE PER SQFT | \$360.01  |
| SQ FEET        | 2,083     |

# Comps

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VIOLETS CROSSING

SOLD



### 307 E Palapa Lane

GARDEN CITY, ID 83714

|                |           |
|----------------|-----------|
| SALES PRICE    | \$975,000 |
| PRICE PER SQFT | \$456.46  |
| SQ FEET        | 2,136     |

SOLD



### 339 E Palapa Lane

GARDEN CITY, ID 83714

|                |           |
|----------------|-----------|
| SALES PRICE    | \$844,900 |
| PRICE PER SQFT | \$378.88  |
| SQ FEET        | 2,230     |

SOLD

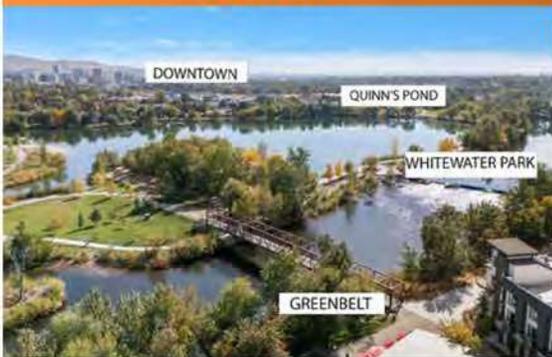


### 3574 N Adams Street

GARDEN CITY, ID 83714

|                |           |
|----------------|-----------|
| SALES PRICE    | \$825,000 |
| PRICE PER SQFT | \$390.81  |
| SQ FEET        | 2,111     |

SOLD



### 3607 N Prospect Way

GARDEN CITY, ID 83714

|                |           |
|----------------|-----------|
| SALES PRICE    | \$799,997 |
| PRICE PER SQFT | \$403.43  |
| SQ FEET        | 1,983     |

SOLD



### 3555 N Adams St., Bldg C Unit 34

GARDEN CITY, ID 83714

|                |           |
|----------------|-----------|
| SALES PRICE    | \$725,000 |
| PRICE PER SQFT | \$318.26  |
| SQ FEET        | 2,278     |

SOLD



### 3539 N Adams St., Bldg C Unit 36

GARDEN CITY, ID 83714

|                |           |
|----------------|-----------|
| SALES PRICE    | \$352,300 |
| PRICE PER SQFT | \$675.000 |
| SQ FEET        | 1,916     |

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VIOLETS CROSSING

SOLD



### 4325 N Life Tree Lane

GARDEN CITY, ID 83714

|                |           |
|----------------|-----------|
| SALES PRICE    | \$655,000 |
| PRICE PER SQFT | \$309.55  |
| SQ FEET        | 2,116     |

SOLD



### 3595 N Adams St., Bldg B Unit 29

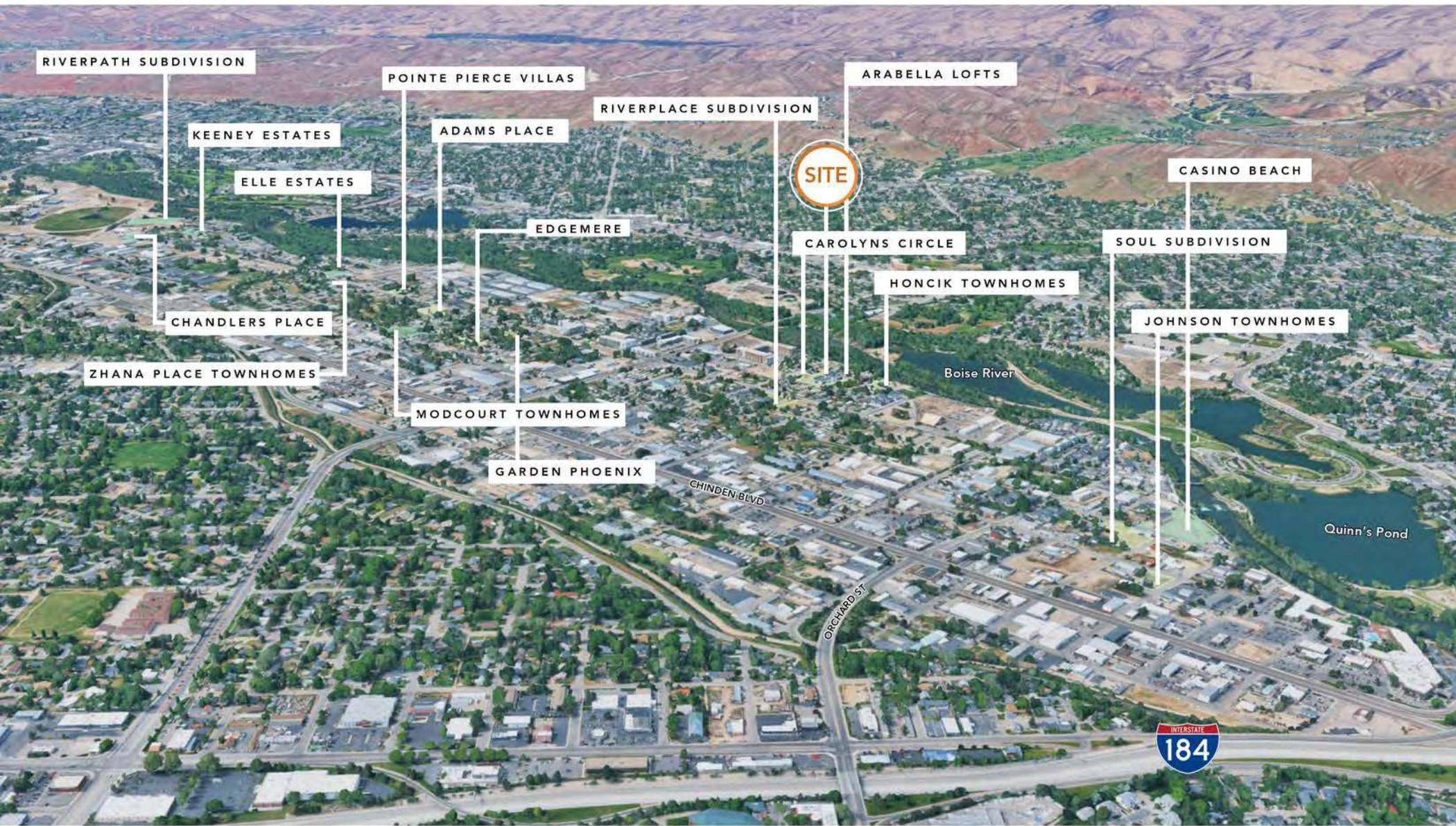
GARDEN CITY, ID 83714

|                |           |
|----------------|-----------|
| SALES PRICE    | \$975,000 |
| PRICE PER SQFT | \$321.46  |
| SQ FEET        | 1,916     |

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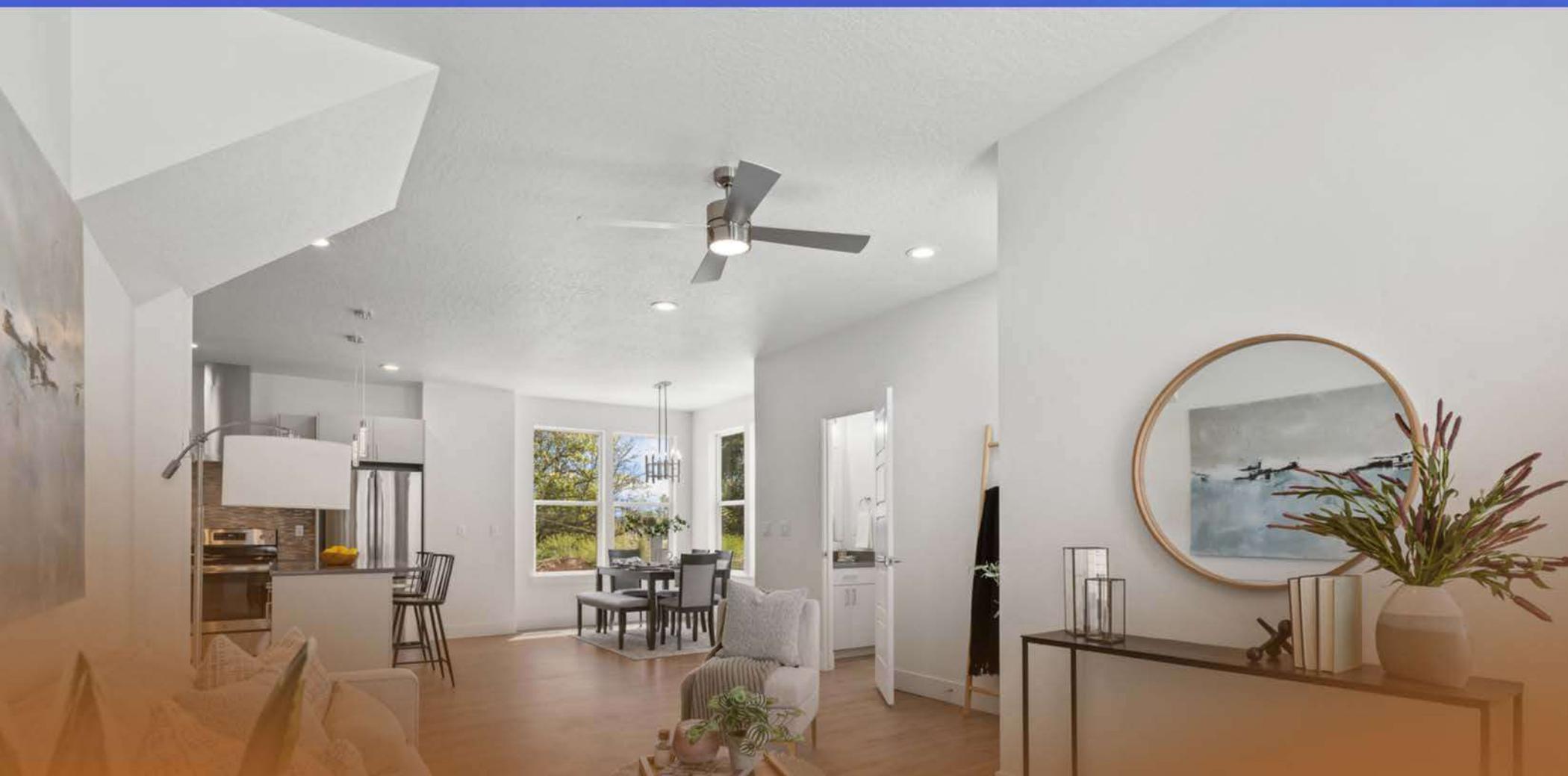
VIOLETS CROSSING



# Development Projects Nearby

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