

BOISE, IDAHO

The Highlands

THE ULTIMATE IDAHO LIFESTYLE

CARTWRIGHT
RANCH



The Highlands

The Highlands at Cartwright Ranch, set in the Boise Foothills of the Rocky Mountains, is your opportunity to live the Ultimate Idaho Lifestyle. Hillside homes built at The Highlands feature gorgeous views with biking and hiking right outside your front door. The peace and tranquility of this location are unmatched. The beauty of being nestled in the Boise Foothills is the ability to be connected to Downtown Boise and other desirable areas with a short commute. Take a further look at what your Ultimate Idaho Lifestyle can be.



THE GREATER *Boise* AREA

DOWNTOWN BOISE

The Highlands is located North of Downtown Boise and is part of the greater Treasure Valley. Although secluded in the Boise Foothills, The Highlands offers easy access to the greater Boise area and beyond. Within 15 minutes, you are in Downtown Boise among the Capital building, restaurants, nightlife, and shopping. In addition to Downtown Boise, other areas of the Treasure Valley, such as Eagle and Meridian, Idaho, are just a short distance away, offering more access to restaurants, shopping, and entertainment.

BOISE RIVER

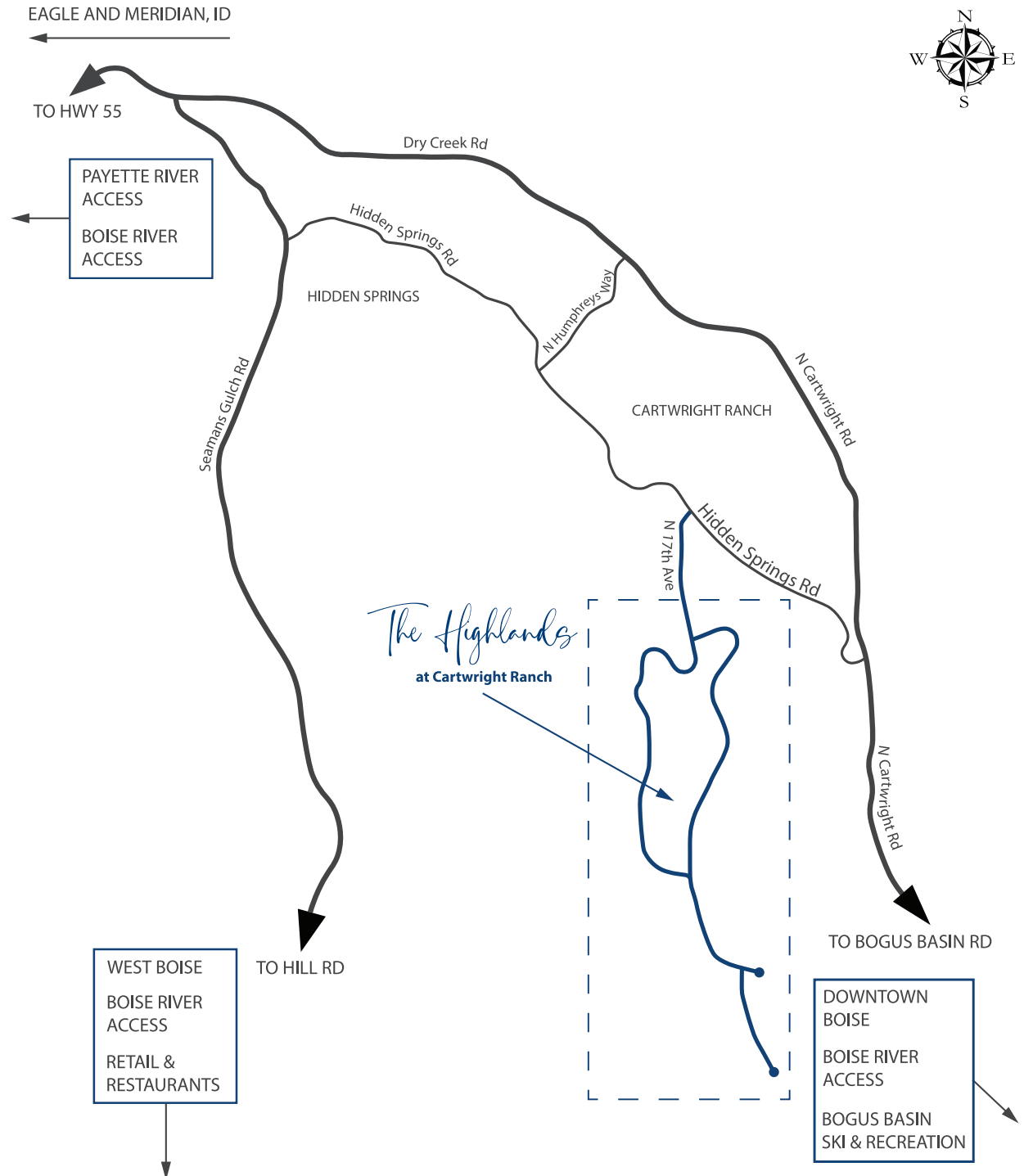
The Boise River is the gem of Boise, running through the entire city from Southeast Boise to Eagle, Idaho. The Highlands is within 20 minutes of the Boise River in either direction you travel. Popular river activities include floating the Boise River, fishing, paddle boarding, and walking or biking along the Boise River greenbelt. Have you heard of river surfing? There are two waves at the Boise River Park, which are surfable from March to October.

PAYETTE RIVER

If you are looking for river activities that are more secluded away from the city, the Payette River is only 25 minutes from The Highlands. The Payette River offers phenomenal fly fishing, rafting, kayaking, paddle boarding, and much more. Is taking a Sunday drive more your thing? The Payette River Scenic Byway begins in Eagle, Idaho, and runs along the Payette River to McCall, Idaho (another Idaho Gem).

BOGUS BASIN MOUNTAIN RECREATION AREA

The Highlands is a short distance to Bogus Basin Rd, which offers direct access to the Bogus Basin Ski Area. In addition to snow sports in the winter, Bogus Basin offers summertime activities such as biking, hiking, a glade runner mountain coaster, and much more.



Boise Living!



local flavor

CARTWRIGHT RANCH AT HIDDEN SPRINGS

Cartwright Ranch residents have access to Hidden Springs Towncenter just a short bike ride from Cartwright Ranch through Hidden Springs. The Towncenter offers several shops and businesses for convenience.

The Merc | Small Grocery and Sundries

SpringHouse at The Merc | Lunch - Dinner - Drinks

Rooted Coffee | Cafe - Breakfast - Pastries

Spirals Pizza & Sushi | Salads - Pizza - Sandwiches - Sushi

Ada Community Library | Hidden Springs Branch



Hidden Springs Towncenter



Cartwright Shops

more at Cartwright

The Cartwright Ranch shops are nestled in the community adjacent to exclusive Cartwright Ranch amenities.

Hidden Springs Animal Hospital | Veterinary Clinic

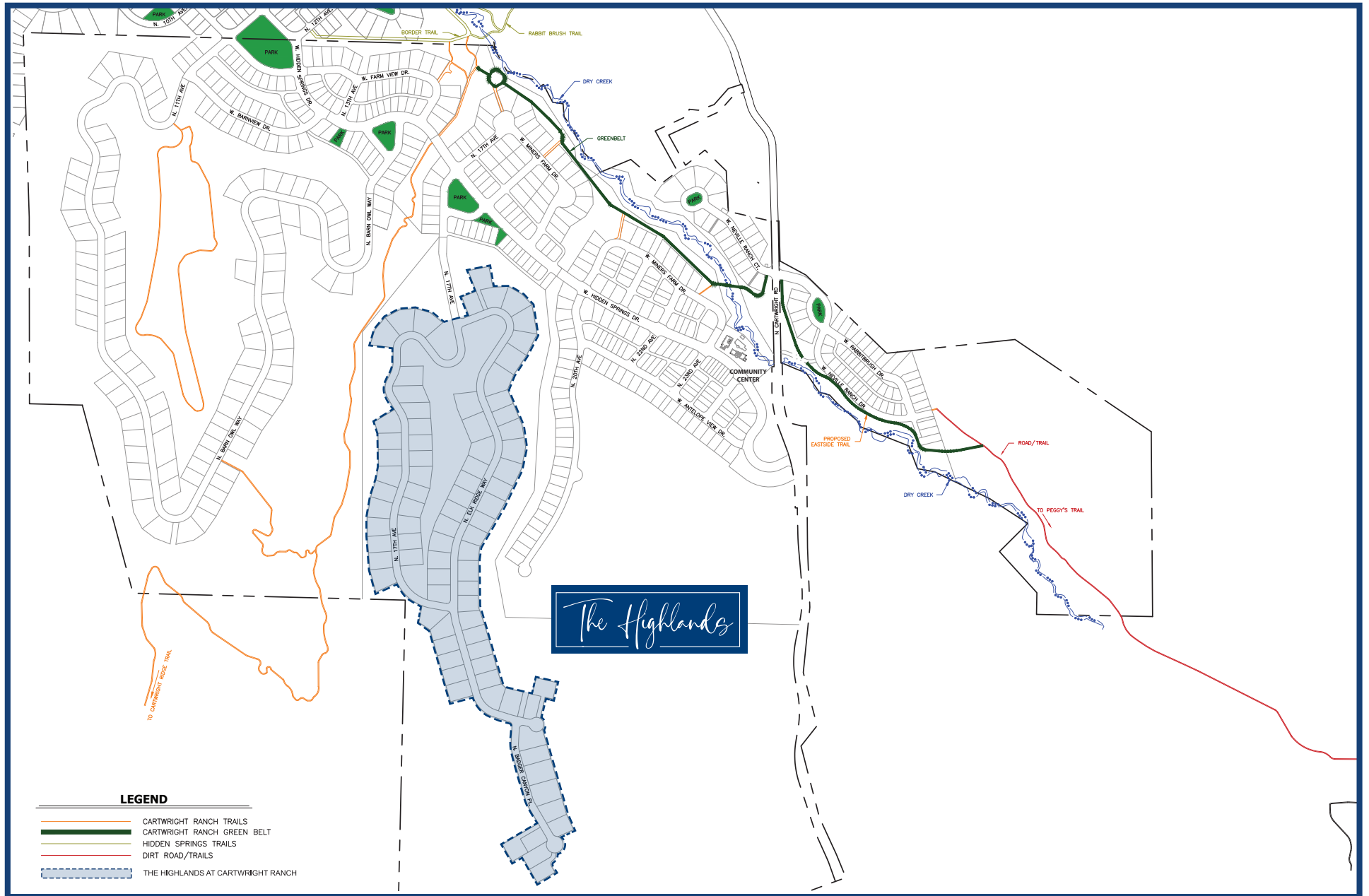
Coffee Shop & Cafe | Alchemist at Cartwright Shops

Restaurant & Drinks | COMING SOON!

Cartwright Ranch Living!



CARTWRIGHT RANCH AND HIDDEN SPRINGS | TRAILS RIGHT OUTSIDE YOUR DOOR!

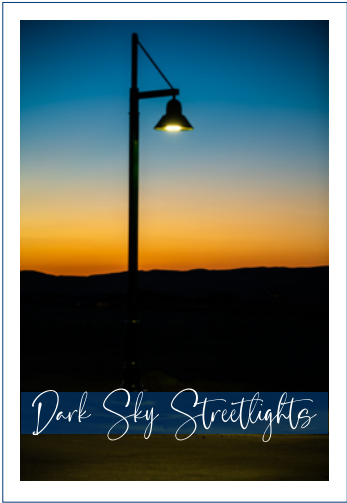


THE HIGHLANDS AT CARTWRIGHT RANCH

exclusive hillside homesites

The Highlands at Cartwright Ranch in Hidden Springs, Idaho offers hillside homesites with views of the surrounding foothills. This phase of Cartwright Ranch is an exclusive phase featuring custom curated luxury homes built by Idaho's premier home builders.*

There is a range of large lot sizes all with their own unique view of the foothills. Get in early and select your lot to get the best view! Are you a sunrise lover or more of a sunset lover? There are options to feature either time of day from your front porch or back yard.



Is stargazing one of your favorite evening activities? These hillside homesites are situated above lower Cartwright Ranch featuring Dark Sky Streetlights giving you unfiltered stargazing all night long.



*Reserved, available and closed homesites noted on the above master plan can change at any time. Contact your agent for the latest homesite availability. For conceptual purposes only. Subject to change at any time.



BUILDING A BRIGHTON HOME

BUILDING OPTIONS

HOMES UNDER CONSTRUCTION



Purchase a Brighton home already under construction specifically designed for The Highlands. Purchasing a home already under construction allows you to be in your new home sooner. In addition, the home has already been designed by our award-winning design teams with luxury finishes.

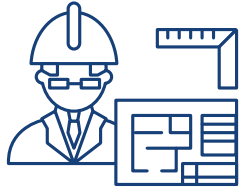
CURATED HOME DESIGNS



Choose an available lot at The Highlands. We will then guide you as you choose from one of our curated home designs that will be a perfect fit for your new homesite. You will also be able to go through a selection process that may include interior and exterior selections. In addition, selecting architectural options may be possible for the selected home design.



Our Home Building Team



HOME DESIGN TEAM

Our award winning home design team averages over 25 years of experience in homebuilding and design. We are well known for our innovative home designs that maximize functionality and provide refined living environments.



INTERIOR DESIGNER

Our award winning interior designer leads a team of designers dedicated to bringing your home to life with quality timeless interior finishes. We create cohesive interior designs allowing you to incorporate your heirloom furnishings and new furnishings with ease.



CONSTRUCTION SUPERINTENDENT

Your Construction Superintendent leads a team of talented construction professionals and a vetted team of trade partners. The Superintendent will ensure quality control throughout the building process.



PROJECT COORDINATOR

Your Project Coordinator is your bridge between the Home Design team and the Construction team. The Project Coordinator will be your source of communication during the building process and will ensure your home build is on time and on budget.



NEW HOME SPECIALIST

Our New Home Specialists will be your first point of contact when you are ready to build your Brighton Home. The New Home Specialist is a licensed agent who will guide you through the decision making process for purchasing your home.



BUILDING A BRIGHTON HOME

OUR PROCESS

WE ARE CUSTOMER SERVICE ORIENTED

We have developed a comprehensive process of design, planning and construction resulting in beautiful homes and happy owners. Every Brighton team member is empowered to enhance our buyers' experience, ensuring we are never out of touch with their needs. The relationship we create with our buyers continues to last beyond the closing of the home. Our customers' satisfaction has earned an A+ Rating from the Better Business Bureau. Everyone at Brighton serves our buyers, but if you want to get to the top, our President is always ready to be of service.

WE ARE CRAFTSPEOPLE

As one of the few NAHB Registered Master Builders in Idaho, we never settle for "good enough". Our team averages over 25 years of experience in homebuilding and related industries. We continue to develop our skills through collaboration, education and research in the building sciences. Through the years we have assembled a team of trade partners with a proven commitment to excellence, and many of these amazing individuals have worked with us for over a decade. We consistently build "beyond the code" because our buyers expect more than minimum quality. All of our homes are 100% Energy Star Certified and HERS rated.

WE ARE DESIGNERS

Our talented architectural and interior design group draws its experience from National, Regional and Local Architectural design firms. Our team holds professional degrees in Architecture and Building Design, and we put that knowledge to work for every buyer. We have the ability to tailor our homes to specific needs, working with your vision to create a home that is both unique and timeless. We are well known for our innovative home designs that maximize functionality and provide uniquely refined living environments.

WE ARE CREATING LASTING VALUE

We are proud to be one of Idaho's few 100% Energy Star builders. We have received National Awards every year since 2012 from the EPA for our leadership in quality homebuilding. Low-V.O.C. materials are utilized in significant areas to create a healthier indoor environment, an important consideration in a well-built home. We have special relationships with various building product suppliers such as Kohler, Bosch, James Hardie and Tyvek, to ensure our homes have the best products in the most essential areas. Our construction methods and products allow us to provide the industry's best "1-2-3 year" home warranty and we are always ready to address any concerns our buyers may have.

DO YOU WANT TO LIVE THE ULTIMATE IDAHO LIFESTYLE?



CONTACT US FOR MORE INFORMATION

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NEW HOME SPECIALIST



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CartwrightLife.com

Schedule A Call
WITH BRETT



Scan the QR Code
to access Brett's
calendar.

BRIGHTONHOMES-IDAHO.COM



WANT MORE?
Watch our latest video about
The Highlands at Cartwright Ranch.

❖ BRIGHTON
Creating GREAT Places