



# VALNOVA

EAGLE, IDAHO



An aerial rendering of the Valnova master-planned community. The image shows a large, winding lake on the left, surrounded by green grass and trees. To the right of the lake is a large, open area with a dirt path and some sparse vegetation. In the foreground, there is a cluster of modern, multi-story houses with brown roofs and white walls, arranged in a curved pattern. Below the houses, there are several large, industrial-style buildings with flat roofs and large windows, surrounded by parking lots filled with cars. The background features rolling hills and a clear sky. A green vertical bar is on the left side of the image.

# Welcome to Valnova

**VALNOVA IS TREASURE VALLEY'S PREMIER  
MASTER-PLANNED COMMUNITY** with over 6,000 acres  
nestled in the Eagle foothills off Highway 16, two miles north of Beacon Light.







# Valnova provides a highly amenitized *lifestyle*

## **GLENCARA RECREATION VILLAGE WILL BE THE HEART OF VALNOVA**

offering amenities that bring the community together and provide all residents the opportunity to recreate and rejuvenate.

2.5 Acre Lake

Paddleboarding

Indoor/Outdoor Pool

Fitness Center

Hot Tubs

Pickleball Courts

Tennis Courts

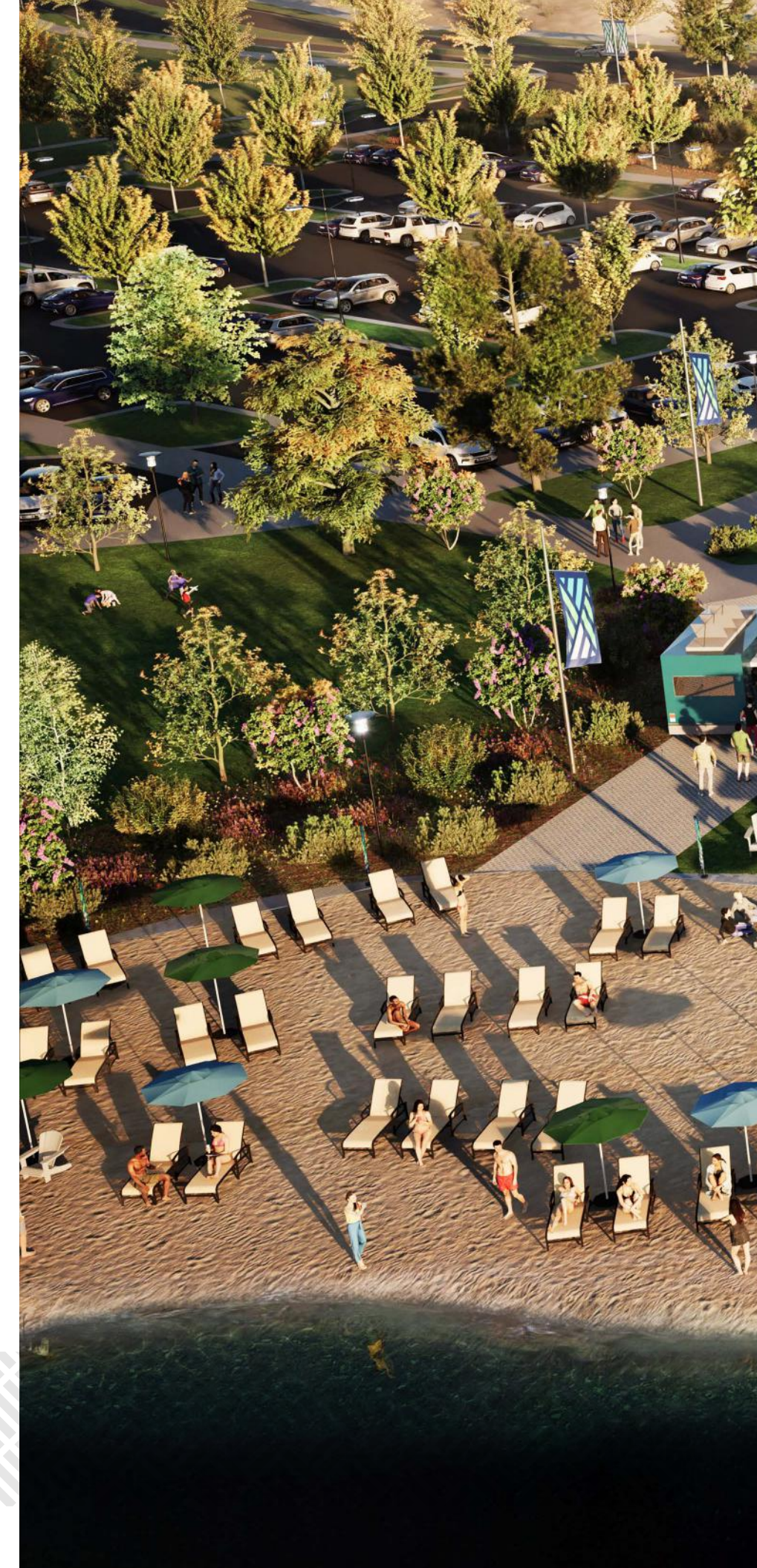
Pocket Parks

Biking

Hiking

Trails

Pathways







G L E N C A R A   R E C R E A T I O N   V I L L A G E



# *Exclusive* - not isolated

Valnova has the services you need but is not isolated from the conveniences you want. Located along the Glencara Greenway, a lively town center will provide business services close to home and where you recreate. As a valued necessity, all residents will enjoy a full 1 GB of high-speed fiber optic internet provided by Lumen (CenturyLink), included in your Homeowners Association fee.



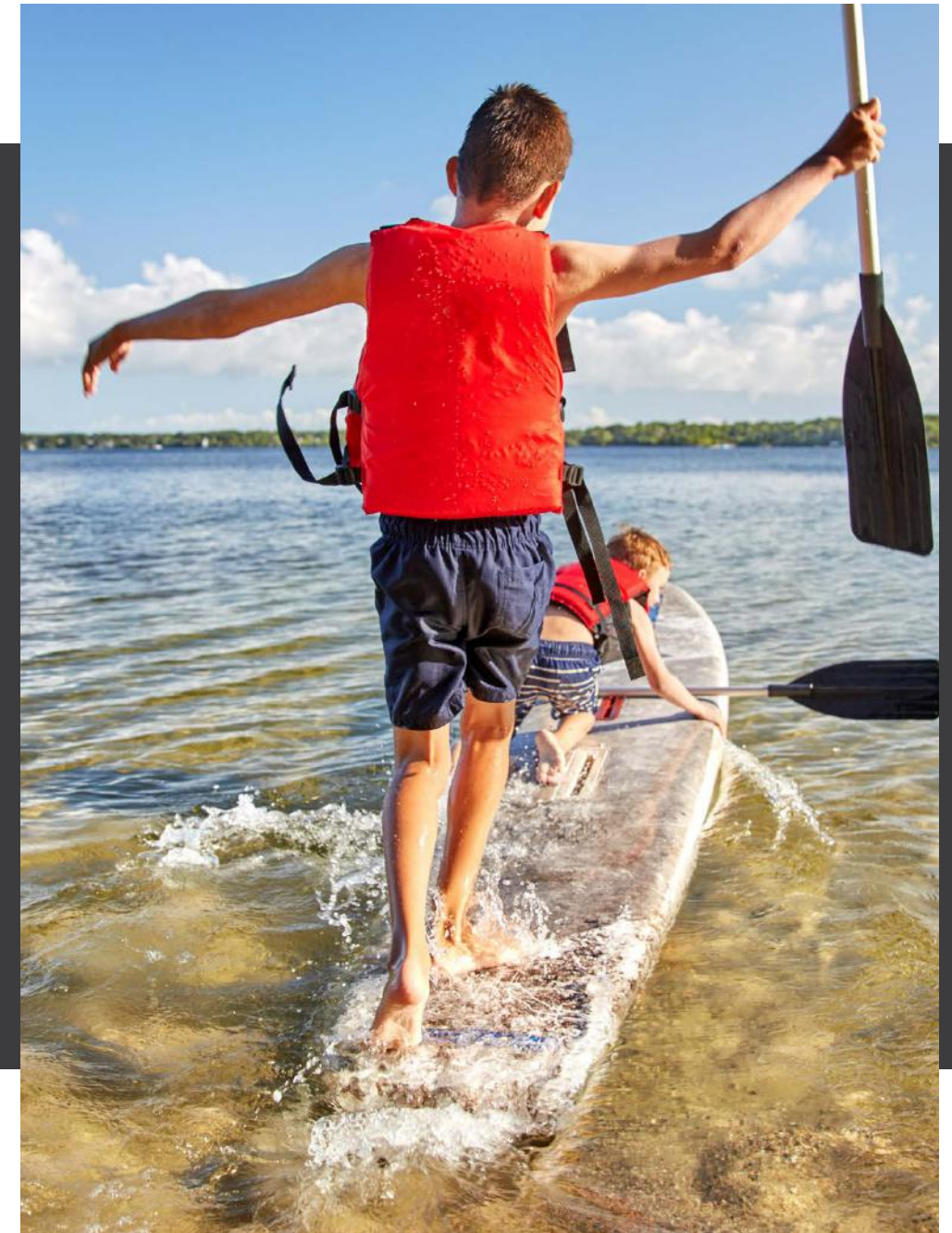




# Endless opportunities for *adventure*

## SOMETHING FOR EVERYONE

Whether biking or hiking the foothill trails, strolling the greenway, playing pickleball, paddleboarding in the 2.5-acre lake, working out in the fitness center, or swimming in the indoor and outdoor pool, activities abound to make meaningful memories with family and friends.









# Designed for *sustainability*

## CONSERVING WATER

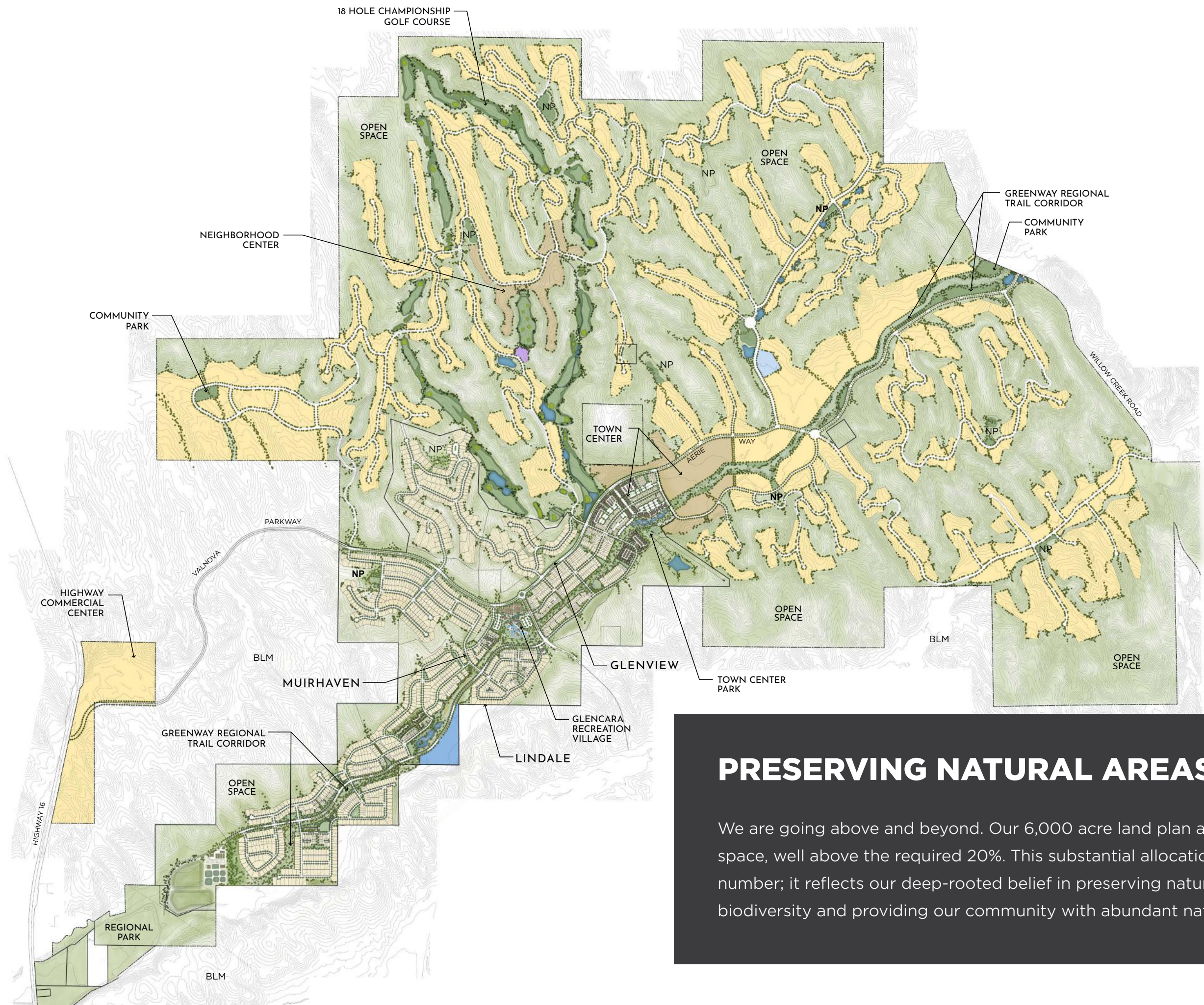
As responsible stewards of natural resources, Valnova built its own wastewater treatment facility which will be transferred to the Eagle Sewer District. Ongoing efforts in smart wastewater management will further enhance filtration, allowing the water to be safely reused for common landscaping areas. This approach ensures effective water conservation while minimizing costs.







# VALNOVA



## PRESERVING NATURAL AREAS TO ENJOY

We are going above and beyond. Our 6,000 acre land plan allows for more than 50% open space, well above the required 20%. This substantial allocation of open space is not just a number; it reflects our deep-rooted belief in preserving natural habitats, supporting local biodiversity and providing our community with abundant natural areas to enjoy.



# Residences

Valnova - where dreams are realized, aspirations are achieved, and families feel at home.

## ATTACHED HOMES

Affordable townhomes, duplexes, and paseo homes will offer prime value, featuring state of the art home technology for modern, innovative living. Their central location brings access to recreational amenities, landscaped parks, and trail systems.

## SINGLE FAMILY HOMES

Newly built custom and semi-custom homes will be surrounded by park trails and amenities, inspiring a new pursuit of fun, adventure, and healthy living. Beautifully functional and customizable floor plans create the perfect place for families to grow.

## 55+ ACTIVE ADULT

Traditional neighborhood areas will be available for adults seeking an age-restricted community conducive to enriching experiences and meaningful friendships, exploration, growth, and self-reflection.







**COTTAGE**



**CRAFTSMAN**



**FARMHOUSE**



**COTTAGE**



**CRAFTSMAN**



**FARMHOUSE**



# Valnova *development* team



At Clyde Capital Group, we are dedicated to creating vibrant, sustainable communities that enhance the quality of life for residents. Each community reflects our commitment to excellence, environmental stewardship and economic sustainability.

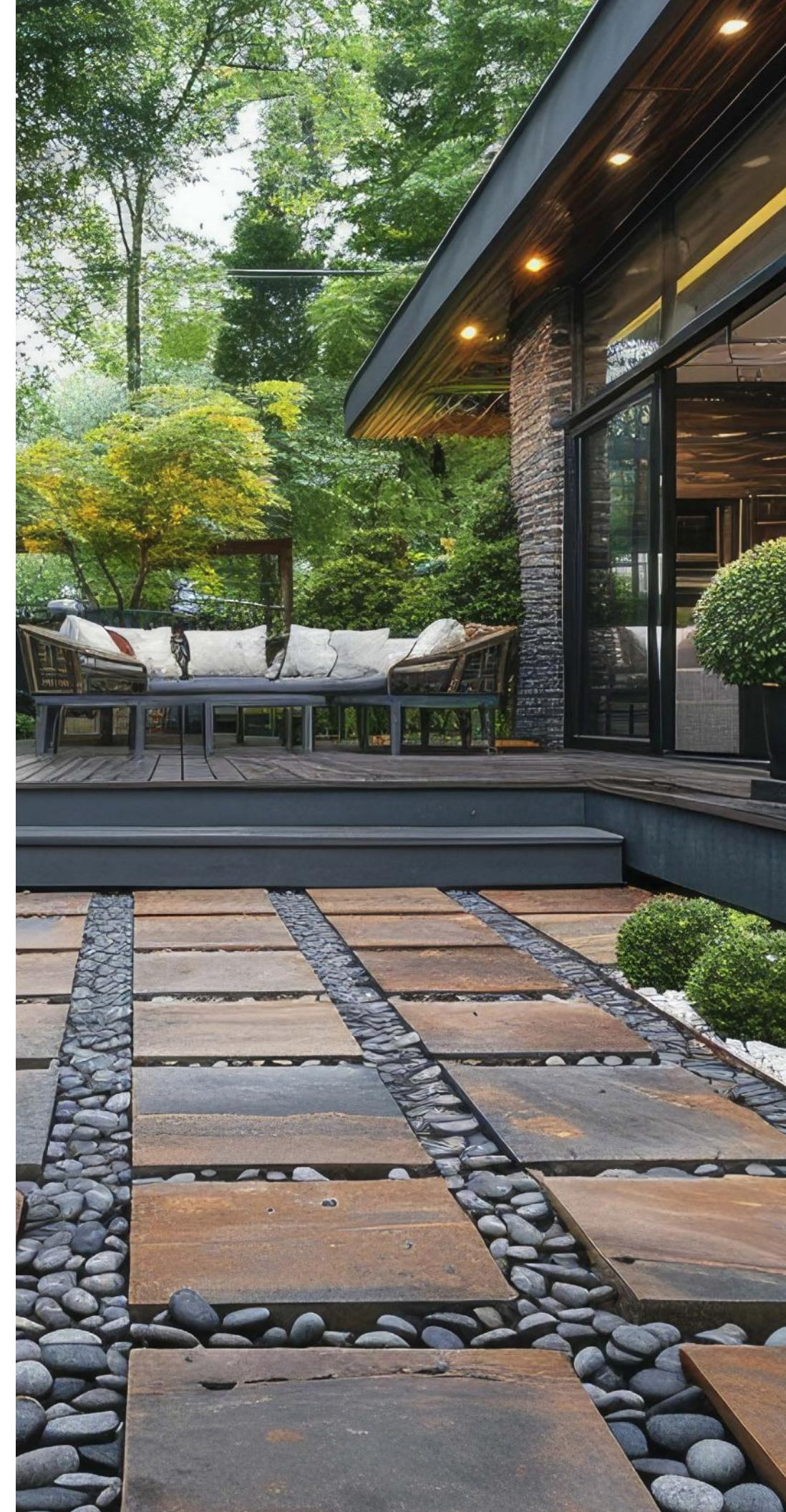
IN COLLABORATION WITH



From aggregates, asphalt and ready-mix to earthwork, underground utilities and masonry, Sunroc is your quality project partner. With over 2,000 employees, Sunroc, a Clyde Company, is one of the largest and most reputable suppliers in the Intermountain West.



From lumber & trusses, doors & millwork and insulation & garage doors, Sunpro, a Clyde Company, has been providing the building materials to complete your projects across the Intermountain West since 1938.





# Valnova *builder* team

## CHOOSE YOUR BUILDER



# VALNOVA



Find your dream home at



**livevalnova.com**