

# Patagonia – Kuna's newest neighborhood



## UPSCALE COMMUNITY ENCOURAGES AN OUTDOORS LIFESTYLE

by Dusty Parnell

Patagonia is a new 450-home community on the northeast side of Kuna that will be ready for its Grand Opening as soon as spring gets here in March.

You'll get a neighborhood feel right out of the gate with mature 20-foot trees and two entrance waterfalls to welcome you to Kuna's newest development.

But Patagonia is much more than just a place to come home to.

"The whole philosophy of why we develop communities is to bring people together," said Dan Johnson of Westpark Companies.

His dad, Greg Johnson, began developing neighborhoods almost 30 years ago with nearly the same number of developed communities on his resumé. He doesn't build these neighborhoods just so you can pull into the garage, shut the door and never come out.



"My greatest satisfaction in creating a community is to see teams practicing in the parks, families walking with their kids, people swimming in the pool and neighbors having parties and barbecues," Greg said. "I love bringing people together in a feel of old-fashioned neighborliness."

Westpark has developed in Kuna before, but this time Johnson wanted to bring more amenity options to this small, special town. Once this 150-acre community is done, it will feature 10 acres of parks, along with walking paths, a pond and a community swimming pool. In addition, the neighborhood will be served by fiber optics for a faster, cleaner digital connection.

"Patagonia is an upscale community in Kuna with broad appeal to a range of buyers from young families to empty nesters and everyone in between," Dan said. "With various lot sizes and multiple builders, Patagonia will have a wide selection of product and price points."

The builder team features seven well-known Treasure Valley companies with longtime reputations: Berkeley Building Co., Eaglewood Homes, KW

Homes, Riverwood Homes, Schroeder Homes, Stacy Construction and Stylish Homes. They each bring years of experience and customer satisfaction to this project.

While Patagonia is an attractive place to live and play, those home prices are pretty attractive, too. Prices will range from about \$250,000 to \$400,000, and homes will feature a mix of single- and double-level homes. With this choice of builders, it will be easy to find a home and builder to fit your own lifestyle.

The easy and convenient location of Patagonia is another major mark in its favor. Located just a quarter mile off Hwy 69 (South Meridian Road), it's only about a mile to Ridley's grocery store and the future location of a new multiplex theater. Kuna itself has retained its laidback, small town feel, despite the growth and popularity of the area.



*"The emphasis of this neighborhood is to bring people together outdoors and is what sets it apart from other communities."*

– Dan Johnson, Westpark Companies



Meanwhile, the interstate is only about five miles, where you will also find extensive shopping opportunities and the popular Wahooz Family Fun Zone and Roaring Springs Water Park. And, of course, it's a short drive down I-84 to Eagle Road and all the other things Meridian has to offer. Downtown Boise, the Boise airport and Nampa are all short, easy drives on the interstate, too.

Patagonia – it's the new Kuna, and it's right around the corner, in many ways. Come check out the location, then come back for the Grand Opening as soon as spring arrives this coming March!



This new community for 2017 is located near Kuna, and your New Year's resolutions should include a visit to this quiet, convenient neighborhood with attractive amenities.

Homes are already under construction in the first phase and will be ready for the Grand Opening in March. The first homes will be completed in January or February, and the Builder Team features seven companies with valley-wide reputations.

Patagonia is a 150-acre community and will feature about 450 home sites on roomy lots that average about 70 feet in width. The largest lots top out at about a third of an acre.

The amenities at Patagonia also give this development a special feel with walking paths, 10 acres of parks, a swimming pool, open space and a pond. Throw in some mountain views along with affordable, quality homes equipped with fiber optics, and you've got a good place to call home while still being in Ada County.

The location is another high point for this neighborhood. Minutes from Kuna, Patagonia is also only about five quick miles to I-84 where you can find plenty of shopping and recreational opportunities and easy access to anywhere else in the valley.

Home prices range from about \$250,000 to \$400,000.

### Patagonia-Idaho.com

Directions: Take Meridian Road (Hwy 69) south from I-84 about five miles to Hubbard Road. Turn left (east) on Hubbard Road and Patagonia is about a quarter mile on the north side of the road.

## Patagonia Builder Team

Patagonia is proud of its builder team, which brings together several well-respected builders, each bringing their own distinctive amenities, nice finishes and attention to detail.



Westpark Companies, founded in 1989 by Greg Johnson, has made its mark on the Treasure Valley over the years with a list of almost 30 communities that includes Paramount, Tuscany and Bear Creek. Patagonia is the company's fifth and largest community in the Kuna area.

For more information go online to [patagonia-idaho.com](http://patagonia-idaho.com) or contact us at [info@westparkco.com](mailto:info@westparkco.com) 208-888-9946

## UPCOMING GRAND OPENING

March 11-13, 2017

Mark your calendars now for Patagonia's Grand Opening the second weekend in March. The first phase will have nearly four dozen lots with several completed homes for view. But you don't have to wait to check out the neighborhood; the first homes should be done by February. Drive by and give the neighborhood a look.

## Kuna

This little town is 150 years old and saw record growth in 2016 while still offering that leisurely and friendly small town feel. City Hall moved into a new, larger home this past October, and a 9-screen multi-theater is on the drawing board. Things are happening. Kuna is a great location for commuters, but it is also a very family-oriented community with almost half of its population under 18. The town is also located near the Snake River Birds of Prey National Conservation Area, as well as Celebration Park, Idaho's only archaeological park. In addition, Highway 69 is one of only five Western Heritage Historic Highways in the state.