

# Making Memories at Hailey Creek





Spring

# A Place to Call Home

Looking for a place to call home comes with special challenges. You want your kids to be close to good schools, but you'd prefer keeping your commute manageable. In addition, you want easy access to recreation and other amenities that matter to your family. But sticking to your budget can often mean sacrificing one need for another.

At Hailey Creek, you can afford to make everyone in your family happy without losing sight of your bottom line. A brand new, multi-use development located east of Rigby, Idaho, Hailey Creek offers easy access to the things that matter like good schools, multiple recreation options, and an active cultural environment.

Easy access to Rigby and other nearby communities means you can live in a family-friendly development that makes it easy for you to take care of your family. Hailey Creek also gives you the flexibility to choose the housing option that works best for your situation, including town homes, twin homes, and comfortable single-family dwellings.

# Time to Play

Living in Hailey Creek means you're minutes away from fun. To make movement around the community safe and comfortable, Hailey Creek includes miles of walking paths throughout the community. Whether you're getting your exercise in or walking your kids to school, these paths will keep you off the road and safely away from traffic.

For golf lovers, nearby courses will give you all the play you can handle:

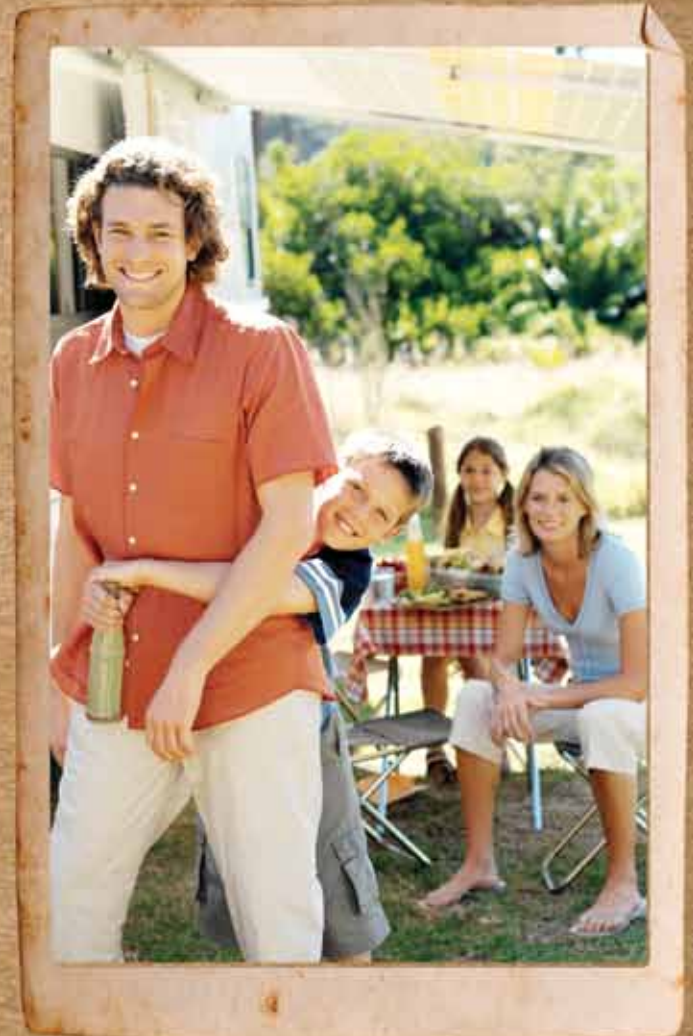
- Jefferson Hills (5 mins)
- Cedar Park (10 mins)
- Heise Hot Springs (20 mins)
- Idaho Falls (20 mins) offers three more public courses: Sage Lakes, Pinecrest, and Sandcreek

Heise also offers mineral hot springs, a water slide, fishing outfitters, RV park, and a pizza parlor.

For water lovers, you can go to Jefferson Lake (5 mins), the Snake River (10 min), or Ririe Reservoir (20 mins). For fun outside the water, you can take your family to The Riot Zone (5 mins), which offers go-karts, bumper boats, miniature golf, rock climbing, and other games for all ages.

During the winter, your family will love the easy access to Kelly Canyon Ski Resort (30 mins) with its six lifts and 740 groomed acres. Non-skiers will enjoy Kelly's inner tube park.

# SUMMER





Fall

# A School Next Door

When you build at Hailey Creek, you'll have access to the newest elementary school in Jefferson County. South Fork Elementary sits on the east side of the development and houses kindergarten through fifth grade. Home of the Screamin' Eagles, South Fork Elementary was completed in 2009.

South Fork Elementary features the latest school technology and personal attention to students' including:

- Latest Classroom Technology
- Early Childhood Special Needs
- Hearing Specialists
- Speech/Language Pathologists

On average, the Jefferson County School District has 21 students per classroom. As your children get older, they'll move on to Midway Middle School, Rigby Junior, and finally Rigby Senior High. At this time, the district is in the planning stages for building a new high school to be opened in 2012.

# Time to Work

Compared to the rest of the country, your cost of living is 9.28% lower than the U.S. average. Since Hailey Creek falls within city limits, you'll receive the following services from the City of Rigby:

- Garbage pickup
- Sewer
- Water service
- Sewer and water bond

You pay a flat price of \$85 per month for these services. Additional utilities, like power and phone service, are handled and paid for separately.

Rigby Population: 3,312

Jefferson County Pop.: 23,860

Average Commute Time: 25 mins.

Median Income: \$52,743

Median Age: 28.8

Median Home Value: \$168,835

Median Monthly Expenses: \$1,147

Median Property Tax: \$713



Winter



So many places to choose from...

# What You Need

Keeping a community diverse can help keep it healthy. Hailey Creek's multi-use plan is designed to accommodate the needs of many families and professionals. for conveniently located professional services.

Hailey Creek's combo development means families can build the home they need and professionals can build the business they want. In Hailey Creek, you have your choice of the following:

- Single Family Lots
- Twin Home Lots
- Townhome Lots
- Commercial Lots

Parents will also appreciate the easy access to Lolo's Little Darlins Daycare. In business since 2006, Lolo's offers:

- Friendly, certified staff
- Camera & security systems
- Age appropriate learning groups
- Nutritional meals
- Outdoor playground
- HEPA air-filtration systems
- Home-like setting

# Within 20 Minutes...

From Hailey Creek you'll find everything you need to keep your family happy and safe:

- Shopping
- Entertainment
- Sports
- Hospitals
- Regional airport



# To Learn More



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