



THE  
*Casino Beach*

AT GARDEN CITY





# YOUR OASIS FOR MODERN LIVING

Introducing Casino Beach, a vibrant new mixed-use development featuring 16,000 sf of curated retail, restaurants, creative office space and 30 homes, that seamlessly blends history with a modern vision of residential living. Rooted in history, Casino Beach celebrates togetherness and growth, offering a unique lifestyle experience in the heart of the city. This thoughtfully designed neighborhood features elegant homes, lush green spaces and a variety of amenities that cater to both relaxation and recreation.





# THE VISION

At Casino Beach, tradition meets innovation, creating a harmonious environment where families and individuals can thrive and create lasting memories. Discovering the perfect balance of heritage and contemporary living.



# EXCLUSIVITY MEETS AUTHENTICITY

Just far enough away from crowded beaches (of Esther Simplot Park) and the tourist scene, yet conveniently close to a world of upscale urban wineries, art studios and galleries, theatrical performances, and more – Casino Beach is a vibrant waterfront community just minutes from downtown Boise.

There is a charming neighborhood feeling here next to the water with dazzling views of the Boise skyline and infamous Boise foothills just off your back terrace. More than you expected? Perhaps. But it is exactly what you deserve.







## **BRINGING IT ALL TOGETHER**

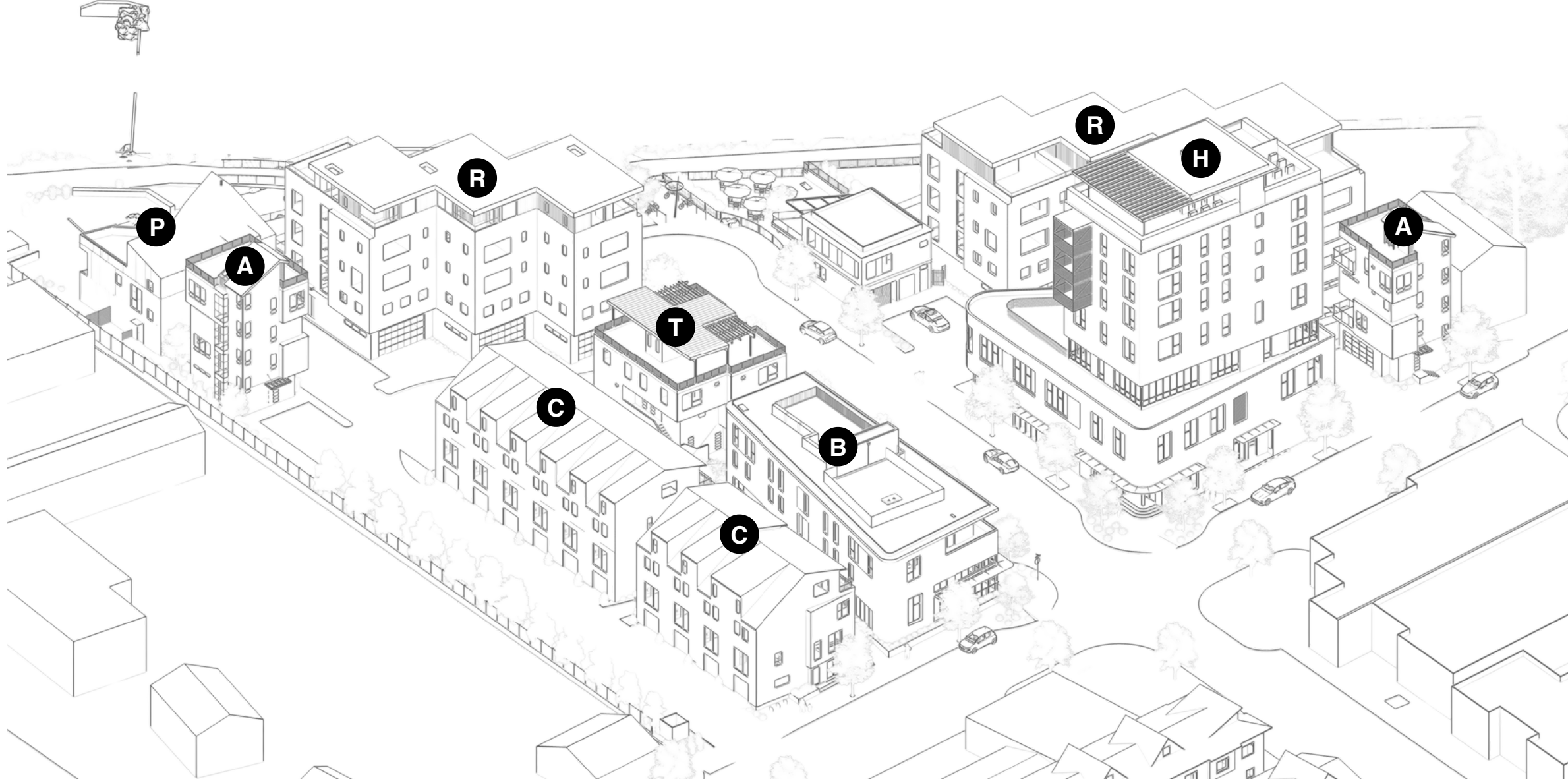
Casino Beach is a mixed-use development featuring 16,000 sf of curated retail, restaurants and creative office space, and 30 homes. Phase 1 will finish winter of 2024. Phase 2 will be delivered in 2025.



# DEVELOPMENT PROGRAM



- A - ANCHOR HOME WEST (1A)
- B - BOURBON LOFTS (1B-2B)
- C - THE CREATORS (4C-13C)
- H - HERON FLATS (1H-6H)
- P - PIGEON HOLE (1P)
- R - RIVERFRONT TOWNHOMES (1RT-7RT)
- T - TANDEM CONDOMINIUMS (1T-2T)







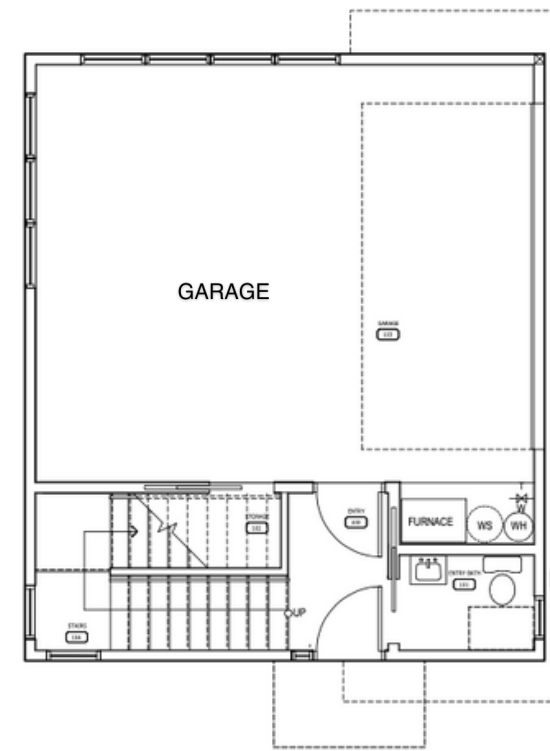
## An iconic home for the independent soul

This 2,226 sf home features three bedrooms, three bathrooms, a powder room, an office, patios, a dog run, and roof deck with commanding 360 degree views.

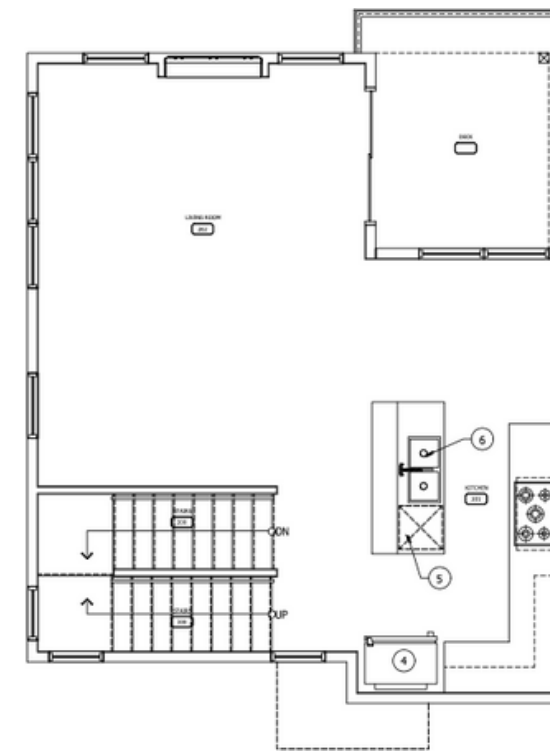
Outfitted with luxurious quartzite counters throughout, tiled bathrooms, built-in chef's kitchen and armoire closets - all a stone's throw from the best location on the Boise River. This house leaves you wanting for nothing.

### CUSTOM FEATURES & AMENITIES

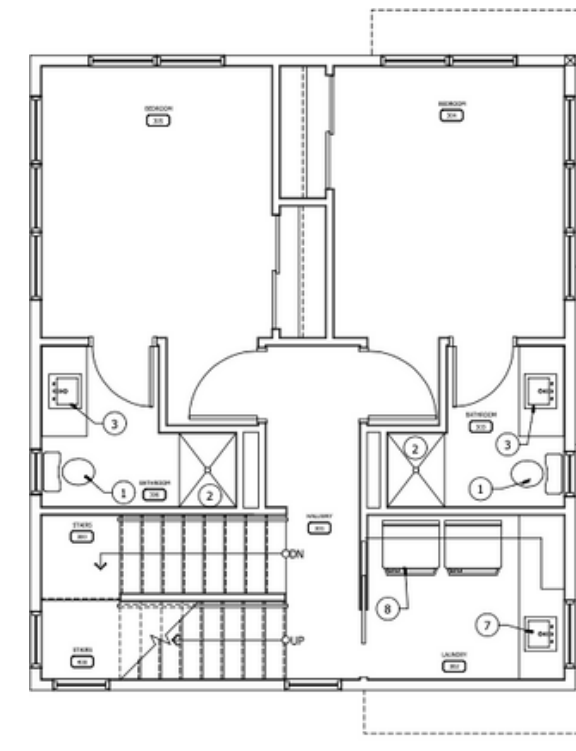
- Quartzite Counters
- Chef's Kitchen w/built-in appliances
- Built-in Armoires throughout
- Custom integrated sinks
- Frameless glass showers
- Hand-carved powder room sink
- Multi slide wall - indoor/outdoor 4th floor space
- LED lighting
- Art studio / work space / entertainment space
- Waterfront clubhouse and bar
- Creator Courtyard



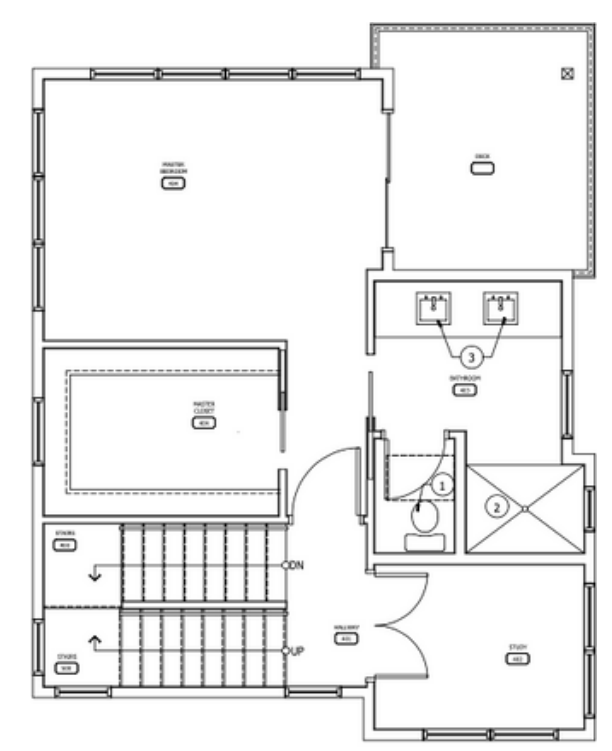
LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4



KEY PLAN n1.s





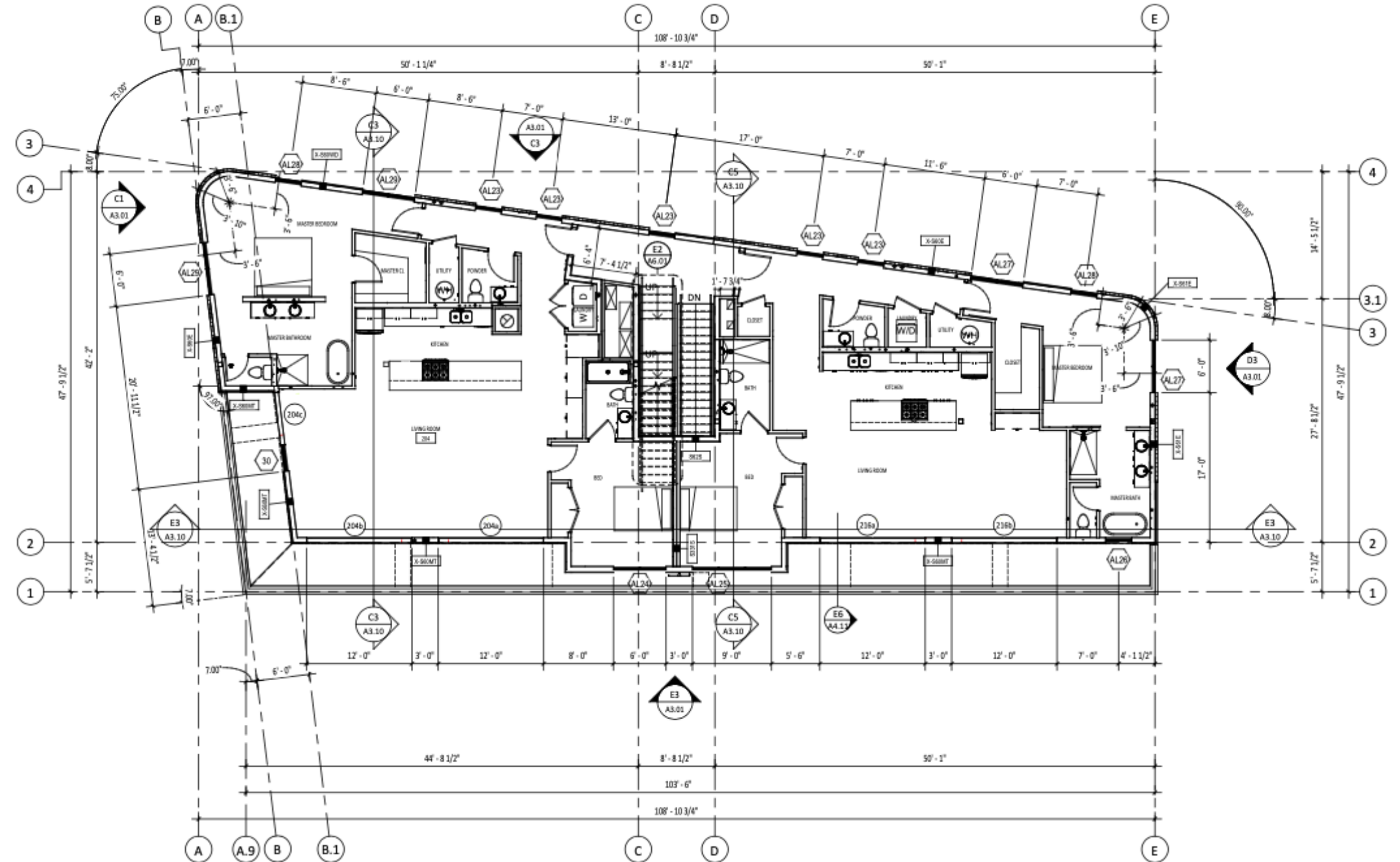
## Spacious flats designed for the socialite

These 1,800sf flats overlooking 34th Street are the quintessential entertaining space for the gregarious at heart. A 1,800sf flat in the heart of the city is nearly unheard of. Add a 1,000sf roof deck with sweeping river and mountain views, this is a one-of-a-kind property.

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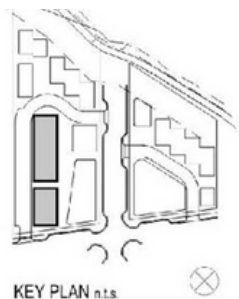
## Designed for the creative at heart

This dynamic 2,130 sf home features two bedrooms, three bathrooms, a powder room, a work studio, and a wet-bar equipped bonus room (or grand third bedroom) - ready for entertaining guests and family gatherings alike.

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KEY PLAN n.t.s.



# AVAILABILITY



RESIDENCE	BED	BATH	BONUS	SQ.FT	PATIO (SQ.FT)	EXPOSURE	PRICE	EST. HOA*
1A	3	4	N/A	2,226	783	N,S,E,W	Call for pricing	TBD
4C	2	4	2	2,178	114	S,E,W	Call for pricing	TBD
8C	2	4	2	2,136	114	S,E,W	Call for pricing	TBD
11C	2	4	2	2,136	114	E,W	Call for pricing	TBD
12C	2	4	2	2,136	114	E,W	Call for pricing	TBD
13C	2	4	2	2,136	114	E,W	Call for pricing	TBD

\*Profits from the community clubhouse and bar will fund HOA maintenance and improvements.







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