

TETON VALLEY

| ONE OF THE LAST FRONTIERS

Adjacent to the western border of the Greater Yellowstone Ecosystem and Grand Teton National Park – one of the largest intact ecosystems in the world – Teton Valley, Idaho offers residents an abundance of recreational activities, scenic landscapes and daily access to some of the world’s most famous outdoor destinations. Surrounded by live water, top-of-the-line golf courses and endless trails, Teton Valley is a highly desirable homestead.

The historic home of Shoshone, Blackfoot and Crow tribes, Teton Valley remained fairly undeveloped through the 1800s as horse robbers, saloons and pool halls marred the Valley’s appeal. Geographically isolated from nearby towns, Teton Valley echoed the set of a Western movie - wild and untouchable - until the 1900s when the railway came to Victor.

In the 1900s, businesses and families established a broader Teton Valley community and started schools, churches and inns. Lots were sold for a little more than thirty dollars, compelling several pioneers to the shadow of the Teton Range, many of whom still have family descendants in the area.

While the spirit of Teton Valley has evolved through the years, the appeal is vastly the same. Privacy, open space and natural beauty draw modern-day pioneers to settle in Teton Valley.

Whether you’re seeking your own corner of the Wild West or land to build your next chapter, find your way to Teton Valley.





UNRIVALED RECREATION


Teton Valley is best enjoyed outdoors.

During summer months, the valley stays fairly mild in climate, encouraging residents to get outside and explore. Floating the Teton River is a local favorite and fly-fishing, horseback riding and mountain biking barely scratch the surface of activities to be enjoyed. Within hours of Grand Teton and Yellowstone National Parks, residents don't have to look far for adventure.

As winter settles in, head to Grand Targhee Mountain Resort and ski or snowboard 2,602 acres of Teton terrain. With over 500 inches of snowfall each year, Grand Targhee rivals Jackson Hole Mountain Resort and Snow King Mountain, world-renowned mountains just a short drive over Teton Pass.

OWNERSHIP ADVANTAGES

| IDAHO

A bison is visible in the foreground, partially obscured by tall grass. In the background, there are blue mountains under a clear sky.

There's never been a better time to be a homeowner in Teton Valley. Buyers from all over are coming to discover the treasure resting behind the west side of the Teton mountain range: lively communities, great outdoor recreation, and strong frameworks for growth. Increased development in the area has resulted in value creation for property owners that is likely to continue. This raises the question: How will increasing property values affect my tax payments?

Idaho is one of the most favorable states to homeowners in the country, especially in communities that are rising in value. For example, Idaho homeowners who use their home as a primary residence can exempt up to \$125,000 from their property tax throughout their ownership. This exemption allows homeowners in Teton Valley to enjoy the benefits of their communities' growth without having the burden of unmanageable property taxes.

In some cases, these same homeowners can deduct their mortgage interest. As property values increase, servicing the debt on new loans can be a worry in most states. In Idaho, it's possible to deduct up to 100% of your annual interest payment depending on certain criteria. In short, the state of Idaho ensures that homeowners have options to mitigate the impact of rising property values.

Because of Idaho's tax benefits, it's no surprise that people are settling into the great state. Teton Valley is especially primed for homeowners who want to join an increasingly popular and vibrant community. We encourage you to speak with a professional tax consultant about what benefits Idaho may provide for you.