

Boise Family Trip Book

Premium itinerary, property-tour dashboard, Boise State section, outdoor activities, weather, packing, and budget planner.

Trip focus	Family visit + seven-property tour
Travelers	Jim, Lisa, Julia, Ella, Troy
Property route	Garden City -> West Boise -> Northwest Boise -> Southwest Boise
Dashboard file	Boise_Trip_Dashboard.html

QR code for the dashboard file

Place the HTML dashboard and QR image in the same shared folder. For a public share link, update the QR code target after hosting the dashboard.

/mnt/data/boise_dashboard_qr.png

1. Property Tour Route

Stop	Address	Area	Beds/Baths	Sq Ft	Key notes
1	7494 W Swain Ln, Garden City, ID 83714	Garden City / river corridor	3/3	1,628	Newer Garden City option close to Greenbelt, wineries, breweries, and river access.
2	3541 N Pepperwood Dr, Boise, ID 83704	West Boise / West Valley	4/3	2,292	Largest traditional single-family feel; compare condition, lot, traffic, schools, and updates.
3	3125 N Network Ln, Boise, ID 83704	West Bench / central west Boise	4/4	2,416	Spacious townhouse; evaluate HOA, parking, rental flexibility, and proximity to Boise State routes.
4	1613 N Timothy Ln Lot 40/1, Boise, ID 83713	West Boise / Forester subdivision	4/4	1,785	New-construction comparison point; check finish quality, HOA, warranty, and neighborhood build-out.
5	10733 Treeline Ct, Boise, ID 83713	Northwest Boise near HP campus	4/3	2,316	Parks and walking paths nearby; compare commute, yard, condition, and resale appeal.
6	8883 W Dulcimer St, Boise, ID 83709	Southwest Boise / Fiddlers Glen	3/3	2,247	Strong square footage for price; verify tenant/lease status, HOA, storage, and garage.
7	2670 S Gatewood Ln, Boise, ID 83709	Southwest Boise / Pepperwood Estates	4/3	2,116	No-rear-neighbor feel; compare layout, exterior maintenance, HOA, and rental rules.

Estimated driving legs

From	To	Estimate
Start / hotel	7494 W Swain Ln	~10-20 min depending on lodging
7494 W Swain Ln	3541 N Pepperwood Dr	~10 min
3541 N Pepperwood Dr	3125 N Network Ln	~5-8 min
3125 N Network Ln	1613 N Timothy Ln	~10-12 min
1613 N Timothy Ln	10733 Treeline Ct	~5-7 min
10733 Treeline Ct	8883 W Dulcimer	~15-20 min
8883 W Dulcimer	2670 S Gatewood Ln	~5-10 min

2. Suggested Itinerary

Arrival Day

Flights into Boise; hotel check-in; casual dinner; confirm property appointments, route order, and scorecard roles.

Property Tour Day

Breakfast; property stops 1-5; lunch; stops 6-7; photos and notes; evening ranking session and brewery/dinner option.

Boise Exploration Day

Boise State campus visit for Ella; Greenbelt walk or bike ride; downtown/Basque Block meal; optional Hyde Park or Garden City beverage stop.

Departure Day

Breakfast; final drive-bys if needed; airport transfers; share final property rankings and follow-up questions.

Individual traveler focus

Jim	Property ROI, driving route, brewery/dinner logistics, final ranking notes.
Lisa	Hotel/meal coordination, property livability notes, packing and family schedule.
Julia	Family activities, Greenbelt/hiking options, restaurants, property impressions.
Ella	Boise State campus visit focus: ILC, Student Union, Albertsons Library, Honors/Sawtooth Hall, campus atmosphere.
Troy	Driving support, map/navigation, hiking/Greenbelt options, property photo log.

3. Boise State, Greenbelt, Dining, and Breweries

Boise State campus for Ella

Visit the Interactive Learning Center, Student Union Building, Education Building, Honors College and Sawtooth Hall, Albertsons Library, and Micron Business and Economics Building. Leave time for a bookstore stop and river-side campus walk.

Boise River Greenbelt

Use the Greenbelt for a low-friction outdoor activity. The pathway follows the Boise River through the city and connects parks, river views, and wildlife habitat.

Restaurants and breweries

Good planning zones: downtown Boise, the Basque Block, Hyde Park, and Garden City. Brewery anchors include Payette, Barbarian, and Clairvoyant. Confirm current hours before heading out.

Heat management

Forecast highs are warm to hot. Prioritize campus walking, Greenbelt, and hiking in the morning; keep water, hats, sunscreen, and flexible indoor alternates.

Weather snapshot

Date	High / Low	Forecast
Sat Jun 13	86 / 56	Sunny
Sun Jun 14	87 / 58	Mostly sunny, very warm
Mon Jun 15	92 / 62	Partly sunny, hot
Tue Jun 16	95 / 62	Sunny, hot
Wed Jun 17	90 / 56	Sunny, breezy PM
Thu Jun 18	90 / 62	Sun and clouds
Fri Jun 19	92 / 69	Mostly cloudy, hot

4. Property Scorecard

Property	Location	Condition	Layout	HOA/Costs	Rental fit	Overall	Notes
Stop 1							
Stop 2							
Stop 3							
Stop 4							
Stop 5							
Stop 6							
Stop 7							

Budget planner

Category	Notes / estimate
Flights	Track by traveler and confirmation number.
Hotel	Nightly rate, taxes, parking, breakfast, and cancellation rules.
Rental car / rideshare	Use one vehicle for the property-tour day if practical.
Meals	Casual breakfast, lunch break, one nicer family dinner.
Due diligence	HOA, tax, insurance, repairs, financing, rental assumptions.

5. Packing Checklist and Source Notes

Weather

Sun hat, Sunscreen, Sunglasses, Refillable water bottle, Light layers, Comfortable walking shoes

Property tour

Phone charger, Notebook or tablet, Measuring tape, Photo labels, Questions for agent/HOA, Scorecard

Campus and activities

Small day pack, Casual dinner outfit, Boise State questions list, Walking shoes

Source notes

Weather snapshot generated June 13, 2026. Boise State campus planning references Boise State Admissions visitor information. Greenbelt description references City of Boise Parks and Recreation. Property facts are drawn from current public listing snippets and should be verified with the agent, MLS, and disclosures before decisions.