



Coffey

TOWNHOMES

GARDEN CITY, IDAHO

CEDAR & SAGE
HOMES



TABLE OF CONTENTS

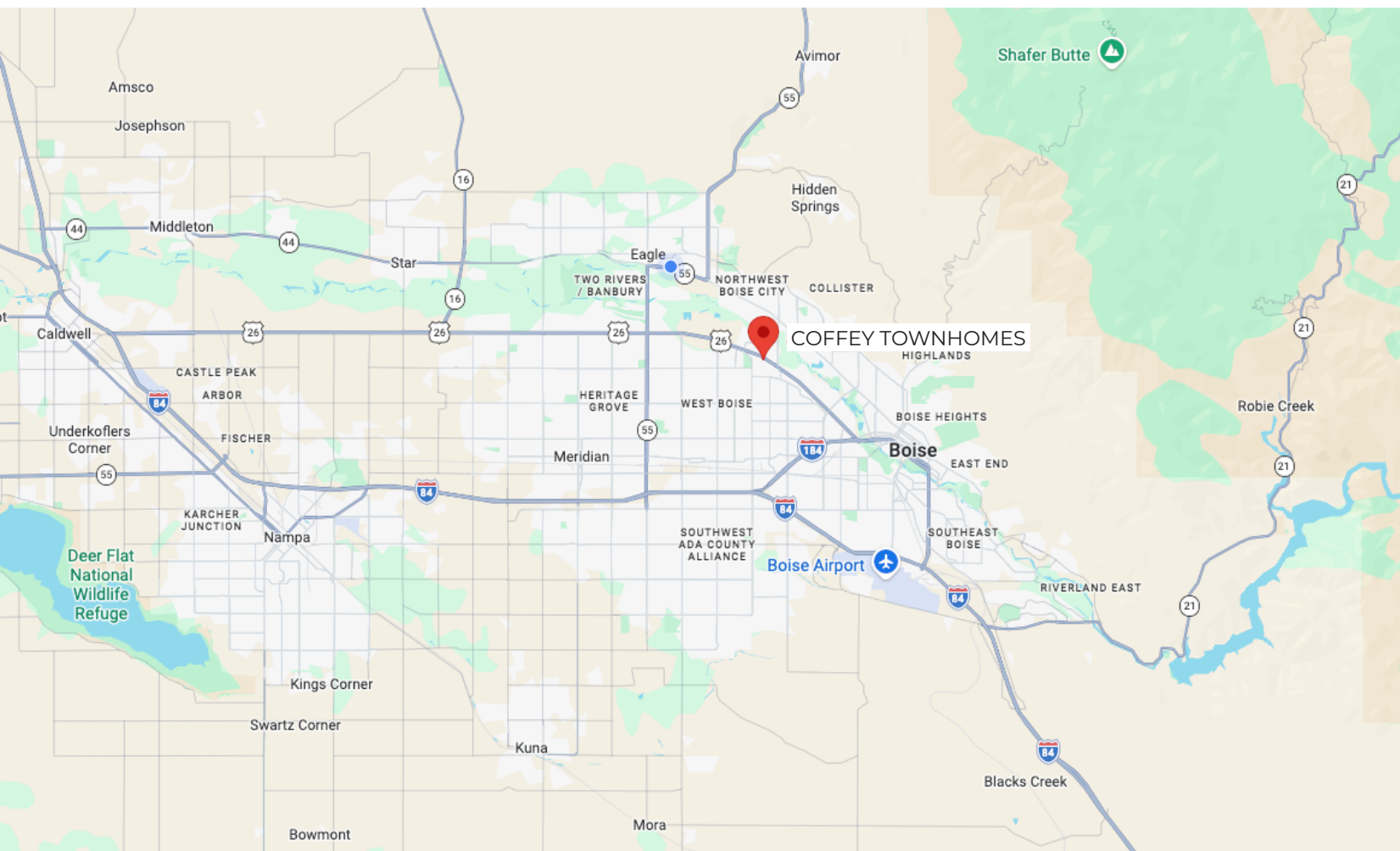
02	Location
03	About the Community
05	Site Map
06	Floorplans
10	About the Builder
11	Your Sales Team

LOCATION

8373 W. Chinden | Garden City, ID 83714

Coffey Townhomes offers an ideal location in the heart of Garden City, just off Chinden Boulevard and minutes from everything you need. Residents enjoy easy access to the Boise River Greenbelt, creating endless opportunities for walking, biking, and outdoor recreation. The community is also located near the exciting new Expo Idaho Redevelopment area, where planned improvements and future amenities are expected to further enhance the neighborhood's appeal and long-term value. The surrounding area is rich with local wineries, breweries, restaurants, and entertainment, providing a vibrant lifestyle just beyond your doorstep.

Families will appreciate proximity to quality schools, while everyday essentials, shopping, healthcare, and major employment centers remain conveniently close by. Whether you're commuting to downtown Boise, exploring nearby parks, enjoying events and attractions near the fairgrounds, or spending a weekend along the Greenbelt, Coffey Townhomes





THE COMMUNITY

Coffey Townhomes offers a relaxed approach to modern living in Garden City, Idaho. Located in a quiet residential setting just minutes from downtown Boise, this thoughtfully planned community provides the perfect balance of convenience, connection, and comfort. Contemporary finishes, functional floorplans, and low-maintenance living make these homes ideal for a variety of lifestyles.

Residents enjoy easy access to the Boise River Greenbelt, local wineries, breweries, restaurants, and outdoor recreation. With everyday essentials, quality schools, and major employment centers nearby, Coffey Townhomes places everything you need within reach.

Built by Cedar and Sage Homes, this community reflects our commitment to creating homes that are beautiful, practical, and easy to live in. Coffey Townhomes offers an exceptional opportunity to enjoy modern new construction in one of the Treasure Valley's most vibrant and growing neighborhoods.



W. CHINDEN BLVD. (HWY 26)

W. WORK LANE

W. LAYTE LANE

N. SKYTIER WAY

N. COFFEY STREET

THURMAN DRAIN

SITE MAP

LOT 36
8238
LOT 35
8246
LOT 34
8250
LOT 33
8256
LOT 32
8260
LOT 31
8266

LOT 30
8274
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8282
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8387
LOT 60
8395

AVAILABLE FLOORPLANS

Plan	Beds	Baths	SQFT	Garage
The Macchiato	3	2	1442	2-Car
The Galao	3	2	1304	2-Car
The Cortado	3	2	1440	2-Car



THE MACCHIATO



FEATURES:

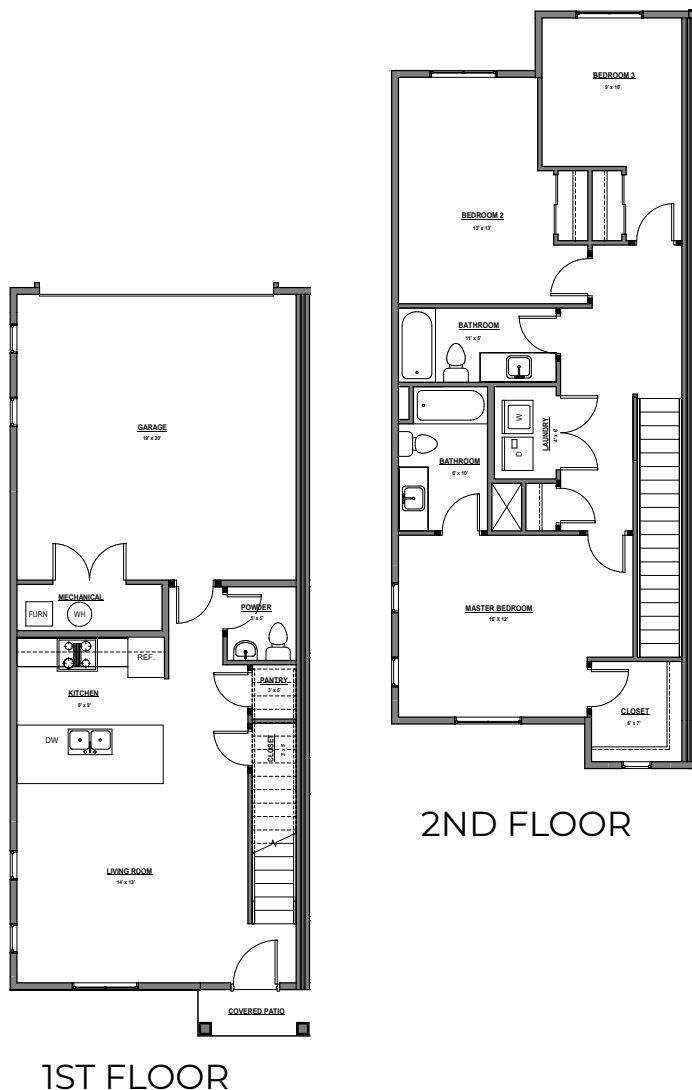
1,442 SqFt.
3 Bedrooms
2 Bath
2-Car Garage

DETAILS

The Macchiato by Cedar & Sage Homes offers a fresh take on modern townhome living with a thoughtfully designed layout that balances style, comfort, and functionality. Featuring 1,442 square feet, 3 bedrooms, 2 bathrooms, and a 2-car garage, this well-appointed floor plan is designed to complement a variety of lifestyles at Coffey Townhomes in Garden City.

The open-concept living area serves as the heart of the home, where the kitchen, dining, and living spaces come together to create an inviting atmosphere for entertaining and everyday living. Expansive windows bring in abundant natural light, while contemporary finishes and purposeful design elements showcase the home's modern Northwest character. The private primary suite provides a peaceful retreat, and two additional bedrooms offer the flexibility to accommodate family, guests, a home office, or hobbies.

Perfect for buyers looking for a low-maintenance lifestyle with elevated design, the Macchiato delivers exceptional craftsmanship and efficient living in a highly desirable Garden City location. Just minutes from downtown Boise, the Greenbelt, parks, restaurants, and local entertainment, Coffey Townhomes offers the ideal blend of urban convenience and comfortable living—all thoughtfully built by Cedar & Sage Homes.



THE GALAO



FEATURES:

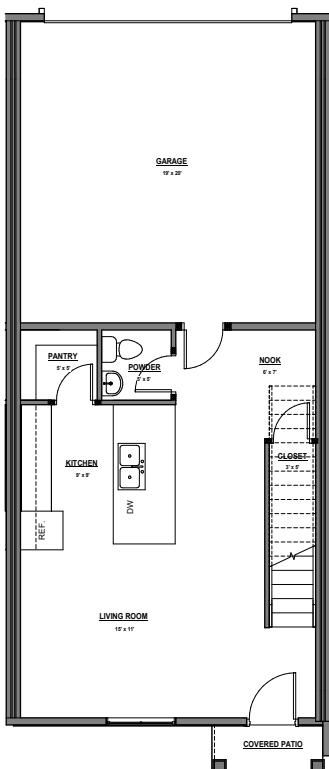
1,304 SqFt.
3 Bedrooms
2 Bath
2-Car Garage

DETAILS

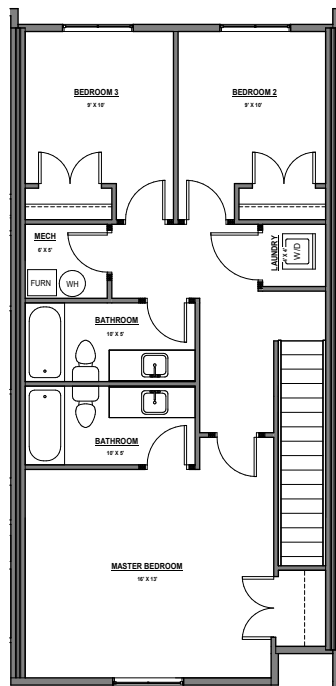
The Galao by Cedar & Sage Homes delivers modern style and thoughtful design in a beautifully efficient floor plan at Coffey Townhomes in Garden City. Offering 1,304 square feet, 3 bedrooms, 2 bathrooms, and a 2-car garage, this home is designed to maximize comfort, functionality, and everyday living.

The open-concept kitchen, dining, and living areas create a bright, welcoming space that's perfect for entertaining or simply enjoying time at home. Carefully planned living spaces, contemporary finishes, and abundant natural light give the Galao a fresh Northwest feel while making every square foot work beautifully. The private primary suite offers a relaxing retreat, while two additional bedrooms provide flexibility for family, guests, a home office, or creative space.

Ideal for buyers seeking a low-maintenance lifestyle without sacrificing quality or design, the Galao combines efficient living with elevated craftsmanship. Located in the heart of Coffey Townhomes, residents enjoy the convenience of Garden City living with easy access to downtown Boise, the Greenbelt, parks, dining, and recreation—all while coming home to the exceptional quality and timeless style that define Cedar & Sage Homes.



1ST FLOOR



2ND FLOOR

THE CORTADO



FEATURES:

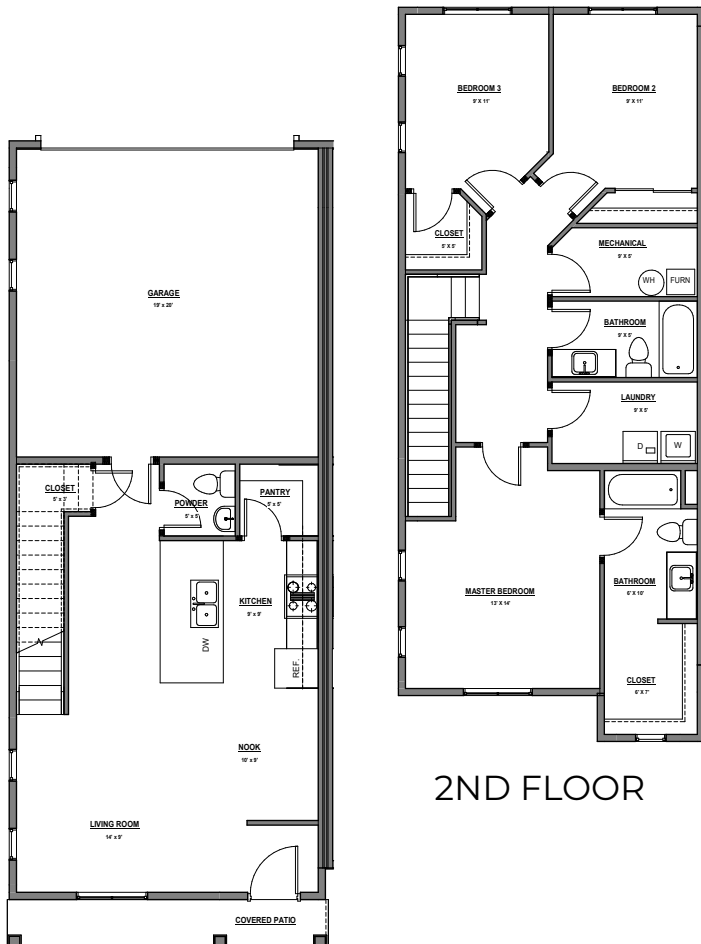
1,440 SqFt.
3 Bedrooms
2.5 Bath
2-Car Garage

DETAILS

The Cortado by Cedar & Sage Homes blends contemporary style with smart, functional living in a thoughtfully designed floor plan at Coffey Townhomes in Garden City. Offering 1,440 square feet, 3 bedrooms, 2.5 bathrooms, and a 2-car garage, this home provides the perfect balance of comfort, convenience, and modern design.

The open-concept main level creates a seamless flow between the kitchen, dining, and living areas, making it ideal for entertaining guests or enjoying everyday life. Large windows fill the home with natural light, while carefully selected finishes and clean architectural details reflect the modern Northwest aesthetic. Upstairs, the spacious primary suite offers a private retreat with an en-suite bathroom, while two additional bedrooms provide flexibility for family, guests, or a dedicated home office.

Designed for those seeking stylish, low-maintenance living, the Cortado combines efficient use of space with quality craftsmanship and timeless appeal. Nestled within Coffey Townhomes, homeowners enjoy a prime Garden City location just minutes from downtown Boise, the Greenbelt, shopping, dining, and outdoor recreation—all backed by the exceptional quality and customer-first approach that define Cedar & Sage Homes.



1ST FLOOR

2ND FLOOR



Pictured Left to Right: Jed Cazier, Dave Gintz, Doug Whitfield, Rich Cook, Nick Walsh, Ben Ashton.

ABOUT THE BUILDERS

At Cedar and Sage Homes, you'll find a leadership team driven by vision, experience, and a passion for creating exceptional communities. Our executive team brings together decades of expertise in real estate development, homebuilding, finance, construction, sales, and customer experience. Together, they guide every aspect of our company—from land acquisition and community planning to construction, sales, and homeowner satisfaction.

Cedar and Sage Homes is committed to designing, building, and developing residential communities, mixed-use investment properties, and custom homes with a focus on quality, innovation, and long-term value. As our company has grown, so has our network of trusted craftsmen, industry professionals, and strategic partners who share our commitment to excellence.

Our leadership team is united by a common goal: building more than homes. We strive to create thriving communities, lasting relationships, and opportunities for homeowners, investors, and real estate professionals alike. Through thoughtful planning, exceptional craftsmanship, and a customer-first approach, Cedar and Sage Homes continues to shape communities where people are proud to live, work, and invest.

MEET YOUR SALES TEAM

At Cedar and Sage Homes, our dedicated sales team delivers a personalized, white-glove homebuying experience built around your needs. From your first visit to closing day, we provide attentive service, clear communication, and expert guidance every step of the way. With a customer-first approach at the heart of everything we do, we're committed to making the journey to your new home seamless, enjoyable, and rewarding.



KIMBERLY CORNELIUS
Sales Manager

Phone: 208.495.4023

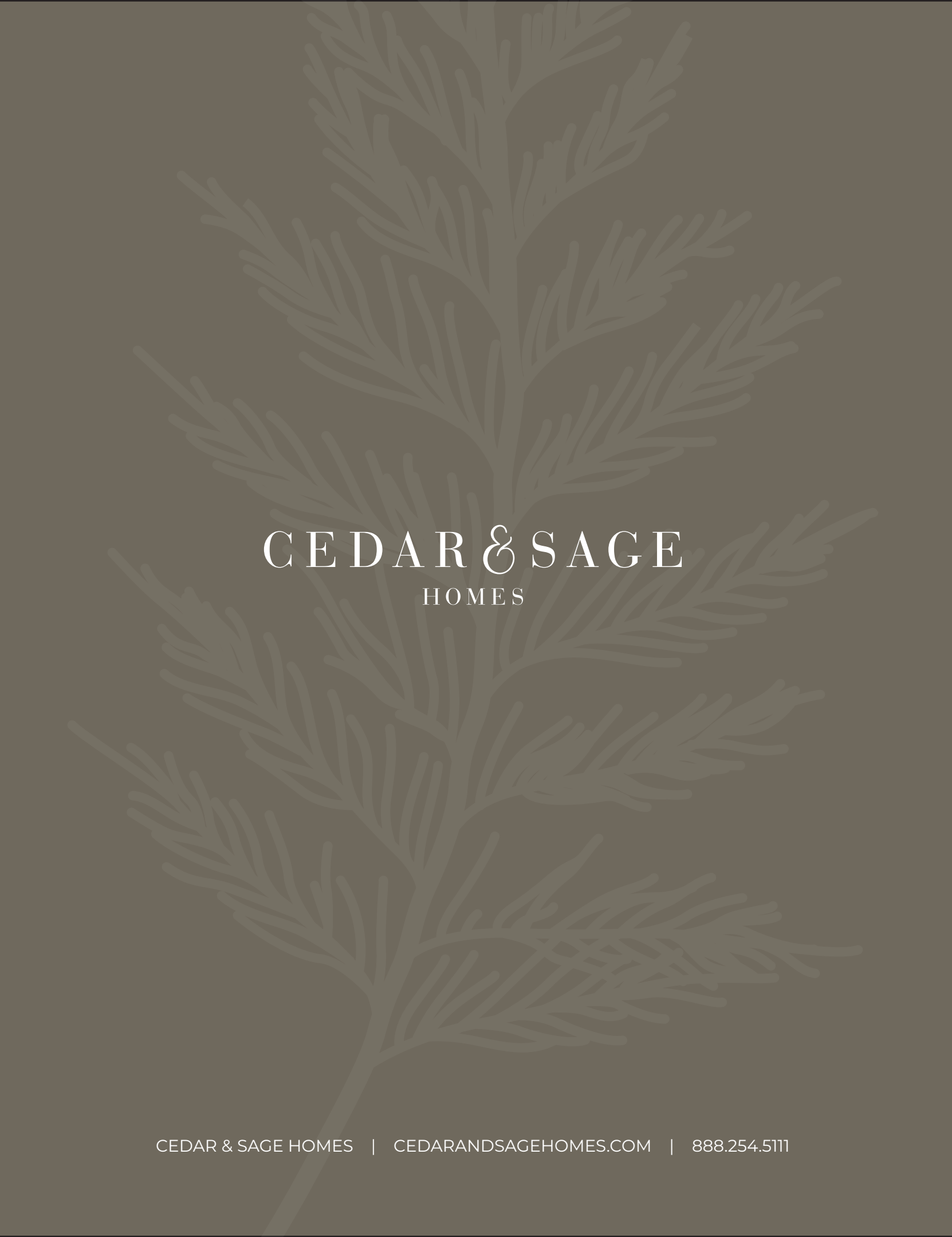
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