

SUN VALLEY AREA

neighborhood guide



welcome

How To Choose A Neighborhood In The Sun Valley, Idaho Area

Do you prefer in-town convenience or peaceful acreage? Many properties within city limits of Hailey and Ketchum offer walk-ability to shops and restaurants. These city areas are condensed, and just 1 mile outside of town can offer peaceful acreage with mountain views.

Many homeowners prefer **condominium's or townhome's** that offer lock and leave, relatively maintenance free living. These properties carry monthly HOA fees that typically cover water, sewer, garbage and snow removal, landscaping and exterior maintenance. It is important to **inspect HOA documents** for annual meeting minutes, HOA reserves, assessments and upcoming projects.

Are you relocating to Hailey, Ketchum or Sun Valley, Idaho? Do you have children that will be attending a local school? Bellevue, Hailey and Ketchum all have public elementary schools. The public High School and Middle School are located in Hailey. The Sun Valley Community School (private K-12) is located in Sun Valley across from the Pavilion. The Sage School (private 6-12) is located in Hailey and will move to a new campus and location in Quigley Farms soon.

Will your purchase be for a second home or seasonal residence?

Will you rent your property for supplemental income? If so, learn what areas draw the best short rental income.

Useful links

[Chamber of Commerce Visitor & Relocation Guide](#)

[Visit Sun Valley for Local Business Guides](#)

[The Sage School](#)

[Sun Valley Community School](#)

[Blaine County School District](#)

Useful real estate links

[Property Search](#)

[New Listings This Week](#)

[Luxury Properties](#)

[Single Family Homes \\$800k-\\$1.8M](#)

[Sun Valley Area Condominiums \\$800k+](#)



stats & MAP

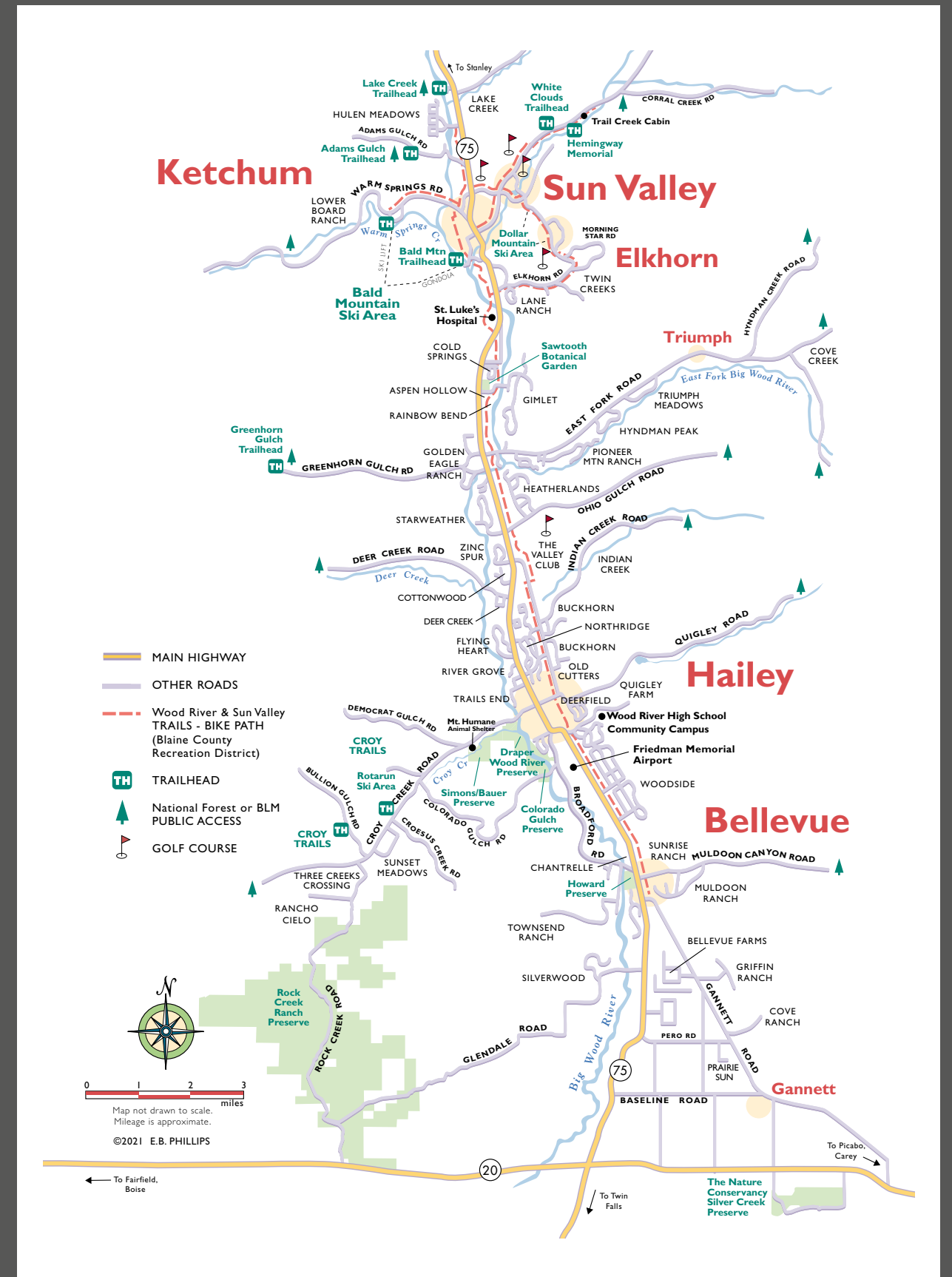
Average Real Estate Sales Prices for 2021:

Sun Valley: \$856,200

Ketchum: \$1, 620,867

Hailey: \$494,314

Bellevue: \$486,667



neighborhood

Hailey, Idaho

Hailey

Hailey, Idaho is the largest city within the Wood River Valley at 9,161 residents. It spans from the Friedman Memorial airport 10 miles to the north nearly reaching St. Luke's Wood River Hospital.

Mid-Valley

This rural area of homes spans a 7 mile stretch between Hailey and Ketchum and includes prestigious neighborhoods including Gimlet, Starweather, Golden Eagle, Valley Club and The Heatherlands.

BELOW: Taken atop Carbonate mountain overlooking Hailey, ID



features

- ✓ Blaine Country Recreation District
 - ✓ Hailey Elementary School
 - ✓ Wood River Middle School
 - ✓ Wood River High School
 - ✓ Quigley Nordic
 - ✓ Quigley Bike Park
 - ✓ Champion Ice House
- ✓ Hailey offers easy bike & walking access to shops & restaurants.



Blaine County Recreation District

A non-profit organization dedicated to enhancing Blaine County's quality of life by creating healthy, active recreational opportunities for all.

The BCRD manages the 22-mile multi-use Wood River Trail, the BCRD Aquatic Center, a pump track, sand volleyball courts, BCRD FitWorks (a fitness center and gymnasium), the HUB Youth Center, the historic Galena Lodge and it's surrounding 47-mile looped summer trail system and a 160km of groomed Nordic trails in the winter. Additionally, the BCRD operates many youth and adult sports leagues, and after school and summer day camp programs.

www.bcrd.org

neighborhood

Ketchum, Idaho

The 2020 population of Ketchum, Idaho was 3,555 and has a thriving downtown with commercial areas, restaurants and shopping.



West Ketchum

West Ketchum is a very popular area to live and holds some of the highest real estate in price/foot in the valley. There is a wide price range in West Ketchum from studio condos to luxury homes along the river. Residents here enjoy their walkability and access to River Run base area, bike path and downtown Ketchum.



Warm Springs

Head west from downtown Ketchum either by car or along the paved bike path and enter Warm Springs. Warm Springs is bustling in winter near the Warm Springs Base Area and fairly sleepy in the summer.

You can find estate and family homes along Warm Springs Creek and all price ranges of condominiums and townhomes.

Hulen Meadows

Hulen Meadows is an upscale neighborhood a few minutes north of downtown Ketchum.

The bike path extends to Hulen Meadows for an easy pedal. Residents of Hulen Meadows enjoy excellent access to the outdoors with the adjacent Lake Creek Nordic area.

Homes in Hulen Meadows are on larger lots of 0.5-2 acres and many have been recently remodeled.



North of Ketchum

This area holds some of the largest estates and compounds in the area.

Sprawling riverfront estates on 5-15 acres are common here. Residents north of Ketchum enjoy their privacy, access to outdoors and wildlife.

features

- ✓ **River Run Base Area**
- ✓ **Warm Springs Base Area**
- ✓ **Community Library**
- ✓ **Hemmingway Elementary School**
- ✓ **Atkinson's Park with seasonal outdoor ice rink**
- ✓ **Argyros Performing Arts Center**
- ✓ **Bigwood Golf Course**



Small Town, Big Life

Ketchum is a vibrant community nestled in the Rocky Mountains of central Idaho. Our authentic mountain town is set against a backdrop of blue skies, crystal clear waterways, endless hiking and mountain biking trails and world-class skiing. Ketchum's lively downtown boasts a variety of restaurants, shops and art galleries, and is home to numerous cultural events throughout the year. For residents and visitors, Ketchum offers a high quality of life with a small town feel.

www.ketchumidaho.org

neighborhood

Sun Valley, Idaho

The city of Sun Valley is home to a thriving Village complete with restaurants, opera house turned movie theater and an outdoor pavilion hosting notable summer concerts.

Sun Valley Condominiums

There are many options for condominiums within the Sun Valley resort area including Sun Valley Villager, Dollar Meadow and Snow Creek which offer ski-in/ski-out access to Dollar Mountain.

Owners and guests of these condos can enjoy resort amenities at the Sun Valley Lodge and grounds are maintained beautifully.

BELOW: The legendary and historical Sun Valley Lodge.

RIGHT: Views abound with many accessibility options in the Sun Valley area.



Sun Valley Homes

Sun Valley, Idaho has a population of 1,353 in 2019. It is located 2 miles east of Ketchum and is home to the Sun Valley Village, Opera House, Dollar Mountain Ski Area and many resort amenities.

Sun Valley holds some of the valley's most prestigious neighborhoods including homes on Fairway Road. These homes back up to the original Proctor Mountain or have views overlooking the Sun Valley Golf Course.



features

- ✓ The legendary and historical Sun Valley Lodge
- ✓ Sun Valley Community school
- ✓ Sun Valley Resort Golf
- ✓ Year-round outdoor ice skating rink
- ✓ Sun Valley Pavilion
- ✓ Dollar Mountain



Dollar Mountain

Dollar Mountain is located within the City of Sun Valley and offers 10 ski trails for beginner and intermediate skiers. This is where you find many of the area's young freestyle skiers tackling the rails and jumps built on Dollar's gentle slopes.

neighborhood

Elkhorn, Idaho

Elkhorn is home to resort style condominium complexes and estate homes with numerous options for recreation.

Elkhorn

Elkhorn lies within the city of Sun Valley and encompasses a several mile area around the Elkhorn Golf Course.

This resort community offers condominiums and single family homes.

Amenities

Elkhorn Village offers dining, tennis, pickleball, golf, swimming and hiking and the Harker Center.

This resort community appeals to year round residents and vacationers alike.

Many residents enjoy the added privacy and space in Elkhorn.

The Elkhorn Golf Course offers gorgeous mountain views.



BELOW: One of the pools accessible to the owners of Elkhorn.



features

- ✓ **Harker Center**
- ✓ **Elkhorn Village**
- ✓ **Elkhorn Golf Course**
- ✓ **Pickleball and Tennis courts**
- ✓ **Hiking & Biking Trails**



Patty Rosewater Park

This lovely and private park located behind the Harker Center provides a plethora of play options. Owners and their resident guests may enjoy horseshoe pits, volleyball, badminton, basketball, shuffleboard, bocce ball, play structures, tables with umbrellas, a splash pad, barbecue area and plenty of open grass area.

www.elkhorninsunvalley.com

neighborhood

Bellevue, Idaho

Bellevue

Bellevue has a population of 2,747 and is the southernmost town of the valley. Homes within the Bellevue core offer walkability to parks, restaurants and the bike path. Bellevue is surrounded by wide open spaces for farming and equestrian ranches.

Bellevue is surrounded by BLM land and wide open spaces.



features

- ✓ **River Access**
- ✓ **Post Office**
- ✓ **Grocery Store**
- ✓ **Hotel**



Trinity School

Trinity School was founded in 2015 by a group of parents and teachers inspired to provide extraordinary education. Teaching principals based on the Waldorf Education methodology.

www.trinityschoolid.com

meet

YOUR AGENT

Kirsten Dehart

REALTOR®

Kirsten and her family relocated to the Sun Valley area in 2012 to take advantage of the mountain lifestyle.

Kirsten runs her real estate business with years of experience in customer service and goal oriented work under her belt. She will provide you with professional consultation and exceptional results with your buying, selling and property management needs in the Sun Valley area.

Kirsten approaches real estate sales as an opportunity to listen to her clients goals and advocate for them to a successful result. She will educate you along the way and make sure you understand all options and processes. You will be empowered to make educated real estate decisions when the timing is right.

Kirsten graduated from Whitman College and has been involved in athletics including Nordic skiing and triathlons.

thank you for letting me find your home!



ok, let's do this!

give us a call to schedule a live
neighborhood tour

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