

Route 44 Crossing

Eagle, Idaho. Buyer and agent review draft. October 14, 2026.



Concept rendering. Storefront names and final offering require confirmation.

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Planning reference for homebuyers and real estate agents. Model names, offered prices, availability and delivery dates require approval.

Route 44 Crossing

Eagle, Idaho



Concept rendering. *Proforma areas; live/work living/commercial split pending.

HOMES

41 planned

HOME SIZES

2,440-3,300 SF*

MODEL OPTIONS

3 planning types

The community

Route 44 Crossing brings a planned collection of townhomes and live/work residences to Eagle. The mixed-use vision combines residential designs with commercial and storage components at Highway 44 and Linder Road.

Location

Hwy 44 & Linder Road
Eagle, Idaho
[Approved street address]

Explore the community

[Sales contact] [Phone] [Email]

[Tekton project URL]

PROJECT
QR

Route 44 Crossing

Eagle, Idaho [Price approval / effective date]

HOME SIZE RANGE

2,440-3,300 SF*

PROFORMA PRICE RANGE

\$868.6K-\$1.284M

Planning prices only. Approved offer prices and inclusions: [Confirm].

Model pricing and availability

PLANNING TYPE	AREA SF*	PROFORMA PRICE	OFFER PRICE	PLANNED HOMES
Townhome 2,440	2,440	\$868,640	[Approved price]	16
Townhome 3,300	3,300	\$1,174,800	[Approved price]	16
Live/Work 3,300	3,300	\$1,283,700	[Approved price]	9

*Proforma areas. Live/work living/commercial area split requires confirmation.

Purchase information

Lot premiums: [Amount / terms]
Options and upgrades: [Schedule]
HOA dues: [Amount / frequency]
Taxes and assessments: [Estimate]

Sales process

Deposit: [Amount / terms]
Incentives: [Offer / expiration]
Delivery: [Current schedule]
Showings: [Instructions]

Explore the community

[Sales contact] [Phone] [Email]

[Tekton project URL]

PROJECT
QR

Residential collection

Route 44 Crossing, Eagle, Idaho



Concept rendering. *Proforma areas; live/work living/commercial split pending.

PLANNING AREA*

2,440-3,300 SF*

BEDROOMS / BATHS

[Beds] / [Baths]

GARAGE

[Car capacity]

Model highlights

Townhome and live/work planning categories
[Kitchen / primary suite features]
[Outdoor space / included finishes]

Plans & finishes

[Approved floor plans]
[Finish packages]
[Included features / upgrades]

Explore this home

[Sales contact] [Phone] [Email]

[Approved Route 44 model URL]

MODEL
QR

Residential design concept

Approved floor plans and plan revisions: [Not supplied]



Concept rendering only. Floor plans, model/elevation assignments and room specifications require confirmation.

Residential design concept

Approved floor plans and plan revisions: [Not supplied]



Concept rendering only. Floor plans, model/elevation assignments and room specifications require confirmation.

Location and retail context

Highway 44 and Linder Road, Eagle, Idaho.



Location reference from the presentation deck, slide 5. Source map requires current review.

Approved plat, lot IDs and model assignments: [Not supplied]

Live lot availability: [Confirm]

Finish packages

Selections by model: [Approved package schedule].

PACKAGE 01

[Approved palette and material imagery]

PACKAGE 02

[Approved palette and material imagery]

PACKAGE 03

[Approved palette and material imagery]

SELECTION	PACKAGE / SPECIFICATION
Cabinetry	[Style / finish / manufacturer]
Countertops	[Material / color / specification]
Flooring	[Rooms / product / color]
Interior paint	[Colors / sheen]
Exterior finishes	[Siding / masonry / roofing / colors]
Fixtures and hardware	[Finish / products]
Included vs. upgrades	[Scope / approved upgrade schedule]

Designer: [Name] Construction approval: [Name / date]

Availability and substitutions: [Approved process]

Agent reference guide

Contacts, buyer registration and purchase steps.

INFORMATION	DETAILS
Primary sales contact	[Name / phone / email]
Showing instructions	[Hours / access / appointment process]
Buyer registration	[Form / submission / protection period]
Broker compensation	[Approved written terms / eligibility]
Offer submission	[Recipient / documents / process]
Deposit and escrow	[Amount / timing / escrow contact]
Financing and incentives	[Lender / offer / expiration / conditions]
Contract and contingencies	[Approved form / terms / deadlines]
Closing and delivery	[Title contact / schedule / walkthrough]

Buyer purchase steps

- 1 Confirm current lot, model, price and included features.
- 2 Register the buyer and arrange the showing.
- 3 Submit the approved offer documents and deposit.
- 4 Confirm selections, financing and closing milestones.

Digital resources

Project links and additional model collateral.

RESOURCE	LINK / STATUS
Route 44 microsite	Private review site. See package index.
Pricing and availability	Route44_Sales_Information.pdf; draft
Model flyers	Three planning category flyers; draft
Model floor plans	Not supplied. Construction input needed.
Model tours	Not supplied. Production brief prepared.
Concept imagery preview	Still-image slideshow; not a walkthrough
Exterior gallery	Five unique source renderings
Finish packages	Selection template; designer input needed.
Agent kit	Route44_Agent_Sales_Kit.pdf; draft

PROJECT QR

Inquiry routing: [Recipient / CRM / response process]

Update owner: [Name]

Release version and effective date: [Version / date]

[Approved disclosures / privacy policy link]. All links require final testing.

Route 44 Crossing [Sales contact] [Phone / email]