

TWO THOUSAND VIEWS

Driggs | ID



Overview

Two Thousand Views is an exclusive 10-lot community in the heart of Teton Valley, thoughtfully designed to capture the region's most iconic scenery. Surrounded by panoramic views of the Teton Range, Big Hole Mountains, and rolling valley floor, the subdivision offers a rare combination of privacy, open space, and accessibility. Spacious homesites provide room to create a custom mountain retreat while preserving the peaceful character of the neighborhood.

Located just minutes from downtown Driggs, residents enjoy convenient access to Grand Targhee Resort, Darby Canyon, the Teton River, and countless year-round recreational opportunities. With short-term rentals permitted and a minimum home size of 2,500 square feet, the community offers flexibility for primary residences, vacation homes, and investment properties alike.

Whether you're drawn by the world-class skiing, blue-ribbon fishing, endless trail systems, or simply the unmatched beauty of the Tetons, Two Thousand Views offers an opportunity to be part of one of Teton Valley's most intimate and scenic communities.

HOA

- Annual HOA fee: \$250
- Covers snow removal and road maintenance

CC&R's

Designed to protect property values

- Preserves views and open space
- Quality custom home community
- 2,500 sq. ft. minimum home size
- Architectural review process
- Underground utilities
- Dark-sky friendly standards
- Guest suite/ADU opportunities
- Horse-friendly community
- Private roads and HOA maintenance
- Wildlife-conscious design standards
- No further lot splits permitted

Owner Resources

Teton County, Idaho – Building Department

For building permits, inspections, construction standards & code compliance.

Address: 150 Courthouse Drive, Room 107, Driggs, ID 83422

Phone: [\(208\) 776-8171](tel:(208)776-8171)

Email: building@tetoncountyidaho.gov

Hours: Mon–Thu 9am–5pm, Fri 9am–12pm

Key Contacts:

- Wendy Koch, Building Official — wkoch@tetoncountyidaho.gov
- Chris Champlin, Building Inspector — champlin@tetoncountyidaho.gov
- Matt Petrovic, Building Inspector — mpetrovic@tetoncountyidaho.gov
- Eva Ryan, Permit Technician — eryan@tetoncountyidaho.gov

Planning & Zoning

For land-use regulations, zoning maps, and development guidelines.

Website: Teton County Idaho Planning & Zoning

Phone: (208) 354-2593

Property Records & Recording Office

For deeds, plats, surveys, liens & recorded documents.

Teton County Clerk

Address: 150 Courthouse Drive, Room 208, Driggs, ID 83422

Phone: [\(208\) 776-8111](tel:(208)776-8111)

Email: clerk@tetoncountyidaho.gov

Electric Service

Fall River Rural Electric Cooperative

Primary electric provider for Teton Valley

Address: 1605 ID-33, Driggs, ID 83422

Phone: [\(800\) 632-5726](tel:(800)632-5726)

Website: fallriverelectric.com

Internet & Connectivity

Reliable internet options vary by location. Common providers include:

Silver Star Communications

Fiber & high-speed internet throughout Teton Valley

Phone: [\(877\) 883-2411](tel:(877)883-2411)

Website: silverstar.com

Additional Providers

- Cable & fiber internet (varies by neighborhood)
- Wireless broadband
- Satellite options (Starlink, HughesNet)

Trash & Recycling

Teton County Transfer Station

Address: 1088 ID-33, Driggs, ID 83422

Phone: (208) 354-3446

RAD Curbside Recycling

Local curbside recycling service for Teton Valley

Website: radcurbsiderecycling.com

Phone: (208) 220-7721

Emergency Services

Teton County Sheriff's Office

Phone: (208) 354-2323

Healthcare & Emergency Medical Services

Teton Valley Hospital

Full-service critical access hospital serving Teton Valley

Address: 120 E Howard Ave, Driggs, ID 83422

Phone: (208) 354-2383

Website: tvhcare.org

Schools

Schools in Driggs, Idaho are part of Teton School District 401:

District Office: 481 N. Main St., Driggs, ID 83422

(208) 228-5923

website: <https://www.tsd401.org/>

Driggs Elementary School (K-3rd)

265 Legrand Pierre Ave, Driggs, ID 83422

Phone: [\(208\) 228-5927](tel:(208)228-5927)

Rendezvous Upper Elementary (4th & 5th grade)

211 E Howard Ave, Driggs, ID 83422

Phone: [\(208\) 228-5926](tel:(208)228-5926)

Teton Middle School (6th, 7th, 8th grade)

935 N 5th St, Driggs, ID 83422

Phone: [\(208\) 228-5925](tel:(208)228-5925)

Teton High School

555 E Ross Ave, Driggs, ID 83422

Phone: [\(208\) 228-5924](tel:(208)228-5924)



Architectural Review & Design Vision

TWO THOUSAND VIEWS

Architectural & Property Design Standards

A premier mountain community where architecture, landscape, and natural beauty come together in harmony.

Refined Mountain Living

Two Thousand Views is thoughtfully designed to protect the valley’s sweeping vistas, maintain architectural excellence, and ensure long-term property value. All homes and improvements are reviewed by the Design Committee (DC) to preserve the community’s elevated aesthetic.

“No building... shall be constructed... until the plans have been submitted to and approved in writing by the DC.

Elegant Single-Family Residences

Each homesite is reserved for a single-family residence, ensuring privacy, serenity, and a cohesive neighborhood character.

“Not more than one single-family residence shall be constructed on any residential lot...”

Architectural Excellence

Homes must reflect the timeless character of the Rocky Mountain West, using natural materials, refined detailing, and subdued exterior colors.

- Traditional western architectural styles
- Natural materials encouraged
- Subdued exterior hues

“All improvements shall... adhere to traditional western architectural standards... Exterior colors shall be of subdued hues.”

No Manufactured or Modular Homes

To maintain architectural integrity and long-term value, only site-built homes are permitted.

Manufactured, modular, pre-built, or component homes are not allowed.

Thoughtfully Scaled Homes

Residences are designed to complement the landscape and neighboring properties.

- Minimum home size: 2,500 sq ft
- Main level minimum: 1,600 sq ft
- Maximum height: 28 ft

“The minimum floor area... shall not be less than 2,500 square feet...”

Accessory Buildings with Purpose

Guest suites and accessory structures are welcome when designed as elegant extensions of the main home.

- Maximum size: 1,500 sq ft
- Must match the home’s architectural style
- Must be within the building envelope
- Cannot exceed 60% of the main residence
- Cannot be built prior to the primary home

“Guest houses and accessory buildings shall not exceed 1,500 square feet... and shall not be greater than sixty percent (60%) of the principal residence.”

ADUs: A Valuable Investment Opportunity

Accessory Dwelling Units (ADUs) offer owners exceptional flexibility and financial upside.

They can serve as:

- Guest accommodations
- Long-term rental income
- Multi-generational living
- A private office or studio

ADUs enhance property value and create meaningful passive income potential while maintaining the community’s architectural standards.

Short-Term Rentals Allowed

Two Thousand Views permits short-term rentals, offering owners the ability to generate income while still maintaining community quality and oversight.

This flexibility makes the community especially attractive for investors, second-home owners, and those seeking supplemental revenue.

Preserved View Corridors

Home placement and design must respect the natural sightlines and the views that define Two Thousand Views.

The DC evaluates plans to “minimize... impacts upon... view corridors.”

Landscaping in Harmony with Nature

A professionally prepared landscaping plan is required, blending curated outdoor living with native plantings.

- 40 ft of lawn/groundcover around the home
- 20 ft around accessory buildings
- Native, non-invasive species encouraged
- Completion within two years

“A landscaping plan must be submitted... and must be completed within two years...”

Modern Infrastructure, Naturally Integrated

All utilities are placed underground to preserve the community’s clean, unobstructed landscape.

“Any and all above-ground utility lines are prohibited.”

Design Committee Oversight

The Design Committee ensures that every home contributes to the community’s elevated standard of beauty, quality, and environmental sensitivity.

The DC considers “the suitability of the improvements... the quality of the material... and the effect of any proposed improvement.”

Driggs, Idaho

Experience the Best of Teton Valley

A vibrant mountain lifestyle surrounded by world-class recreation, charming small-town amenities, and endless adventure. Unmatched Outdoor Recreation Driggs sits at the heart of Teton Valley, offering immediate access to some of the region's most iconic outdoor experiences.

Grand Targhee Resort – Just Minutes Away A premier, family-friendly ski destination known for:

- *Deep powder and uncrowded slopes*
- *Mountain biking, hiking, and scenic chairlift rides*
- *Year-round events and live music*

Darby Canyon & Local Trailheads

Explore dramatic canyons, waterfalls, and alpine meadows.

- *Darby Wind Caves Trail*
- *South Darby Canyon*
- *Teton Canyon trails*

Perfect for hiking, trail running, and photography.

Teton River – A Floating & Fishing Paradise

One of the most scenic waterways in the West.

- *Blue-ribbon trout fishing*
- *Peaceful float trips*
- *Wildlife viewing along the river corridor*

Golf With a View

Targhee Village Golf Course

A relaxed, scenic 18-hole course framed by the Tetons — ideal for casual rounds, family play, and summer evenings.

Close to Everything

Driggs offers the perfect blend of mountain seclusion and convenient access.

Downtown Driggs

A charming, walkable town center featuring:

- *Local restaurants & cafés*
- *Breweries & distilleries*
- *Art galleries*
- *Farmers markets & community events*

Close to Jackson Hole, Wyoming – Just Over the Pass

IDAHO: A LAND OF OPPORTUNITY

Idaho continues to attract homebuyers, investors, and outdoor enthusiasts seeking a high quality of life, economic opportunity, and access to some of the most beautiful landscapes in the West. From the Tetons and Snake River to thousands of acres of public land, Idaho offers an unmatched blend of recreation, community, and natural beauty.

There are plenty of reasons people choose to call Idaho home:

1. ***Strong and growing economy.***
2. ***Relatively low cost of living compared to many neighboring western states.***
3. ***Lower property taxes than many parts of the country.***
4. ***No estate or inheritance tax.***
5. ***Abundant public lands for hiking, fishing, hunting, skiing, and recreation.***
6. ***Four-season climate with endless outdoor opportunities.***
7. ***Business-friendly environment and growing job market.***
8. ***Strong agricultural heritage and local food production.***
9. ***Charming small towns and thriving mountain communities.***
10. ***Easy access to world-class destinations including Grand Targhee Resort, Yellowstone National Park, and Grand Teton National Park.***
11. ***Excellent quality of life with a balance of outdoor adventure and community connection.***
12. ***Wide variety of real estate opportunities, from mountain retreats to working ranches, and investment properties.***



TETONIA

DRIGGS

TO SWAN VALLEY VIA PINE CREEK PASS

TETON VALLEY IDAHO

VICTOR

ALTA, WY

GRAND TARGHEE RESORT

GRAND TETON
13,775FT

MOUNT MORAN
12,620FT

YELLOWSTONE NATIONAL PARK

YELLOWSTONE LAKE

GRAND TETON NATIONAL PARK

DUBOIS

JACKSON HOLE MOUNTAIN RESORT

TETON VILLAGE

TETON PINES GOLF COURSE

JACKSON HOLE GOLF & TENNIS

JACKSON HOLE AIRPORT

GROS VENTRE RIVER

KELLY

WILSON

NATIONAL ELK REFUGE

TOWN OF JACKSON

SNOW KING SKI AREA

BRIDGER TETON NATIONAL FOREST

CACHE CREEK CANYON

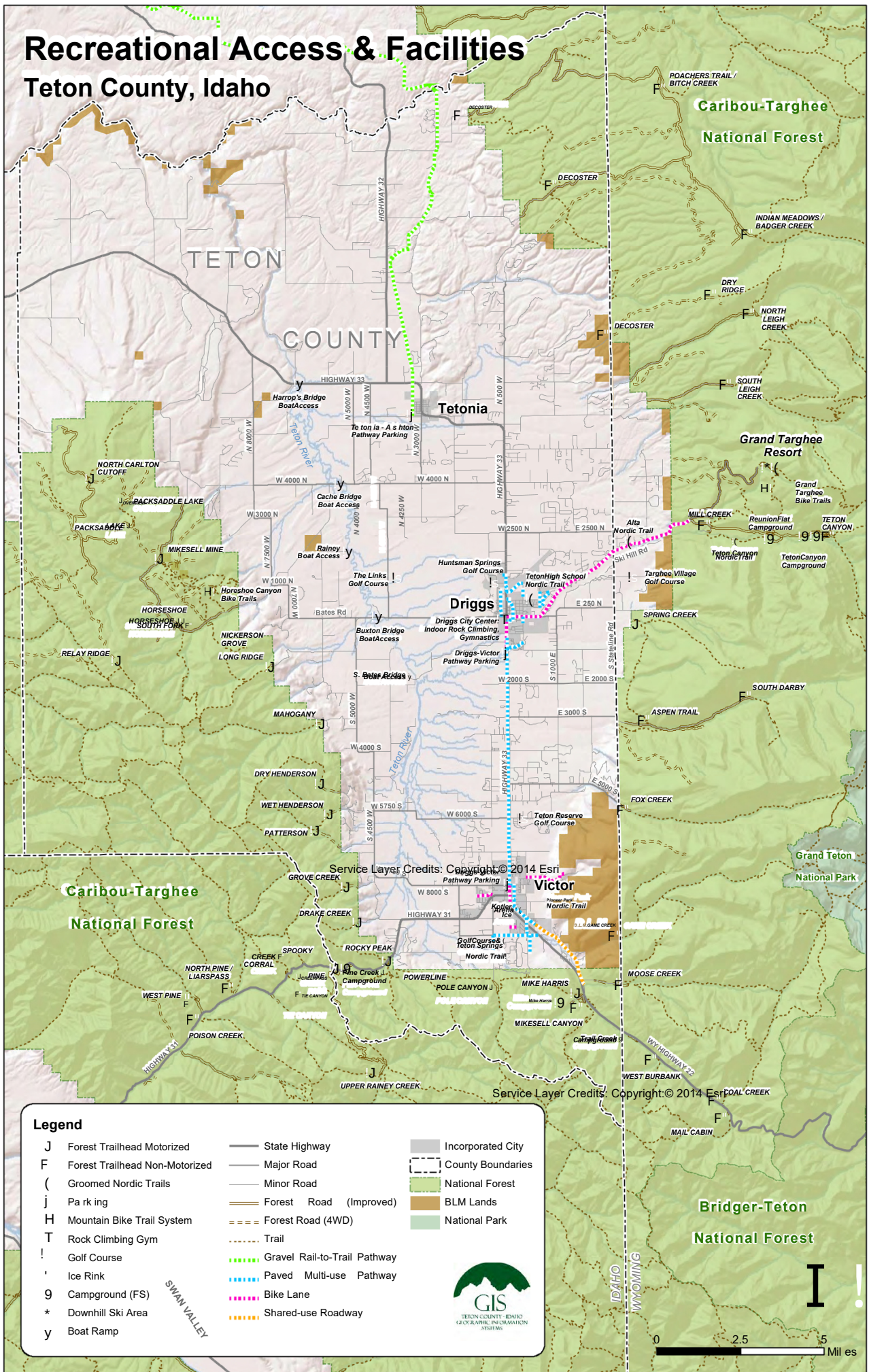
JAMES NIEHUES

TO STAR VALLEY & SWAN VALLEY

HOBACK JUNCTION

BONDURANT & SUBLETTE COUNTY

SNAKE RIVER CANYON



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