GRO™
PARADE of Homes

presented by [HomeStreet] Bank™

Wednesday through Sunday, September 9-25, 2022
10am - 7pm
www.ClarkCountyParadeofHomes.com

Produced by

Media Sponsor

The Columbian
Natural Gas offers quiet comfort and a low operating cost. We have a wide selection of fresh, efficient, and stylish fireplaces, inserts, stoves, outdoor fire pits and lighting to renew and improve your home - inside and out! Talk to us about your creative vision of fire and let us help you ignite the fire within. Lisac’s is your exclusive dealer of, Fireplace Xtrordinair®, Lopi®, DaVinci Custom Fireplaces™, and the enchanting new Fire Garden™ brand - all locally made in the Pacific NW.

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Lisac’s is your exclusive dealer of, Fireplace Xtrordinair®, Lopi®, DaVinci Custom Fireplaces™, and the enchanting new Fire Garden™ brand - all locally made in the Pacific NW.

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(503) 261-1000

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Milwaukie, OR 97222
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www.LisacsFireplaces.com
It’s about you

Riverview is changing a few things
We’re turning 100 years old next year, and we are getting ready.

What’s not changing is our great service and care for clients. Our clients and community are at the heart of what we do each day.

Thank you for banking with us.

www.riverviewbank.com
The 2022 GRO Parade of Homes Magazine is published in cooperation with the Building Industry Association of Clark County (BIA) and the advertising department of The Columbian Publishing Company.

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Advertising Director: Teresa Keplinger
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www.biaofclarkcounty.org  •  (360) 694-0933
www.columbian.com  •  (360) 735-4583
The Building Industry Association of Clark County (BIA), participating builders, and sponsors of this year’s show are excited to showcase the latest luxury home trends in Clark County.

Design inspiration is everywhere, but nowhere quite like the experience of the GRO Parade of Homes. Forget Pinterest—stroll through these homes to see all the latest styles in person! You get to see it, breathe it, be in it. And when it comes to a place as meaningful and personal as our homes, we believe that’s how it should be.

Behind every door you will find superior craftsmanship and elaborate attention to detail. The result is an unparalleled collection of homes. During your time at the show, you will experience cutting-edge home technology, find relaxation in outdoor living spaces, and discover an appreciation for current design trends.

We’d like to extend a special thanks to the countless companies and individuals who poured their time and talent into building these exceptional homes. The GRO Parade of Homes would not be possible without each of you.

If you’re looking to build a new home, remodel, or just need to hire a tradesperson for a service or repair project, please consider the companies listed in this book. To ensure you’re hiring the best companies the industry has to offer, always be sure to check the business’ standing with Labor & Industries and verify that they’re a BIA member. Visit our convenient online membership directory at www.BIAofClarkCounty.org/Find-A-Member.

We hope you enjoy your time at this year’s GRO Parade of Homes presented by HomeStreet Bank. Thank you for celebrating the best in luxury home building with us.
VIP NIGHT  
*Presented by NW NATURAL*  
**Thursday, September 9**  
**Time: 5 - 8PM**  
Must be 21 & over.  
Pre-purchased tickets required.  
Sponsored by Jordan Ramis PC, Biggs Insurance, James Hardie, Ferguson and Thermador and Chicago Fidelity National Title  
Luxury Restrooms provided by Royal Restrooms

OPENING DAY  
**Friday, September 9**  
**Time: 10AM - 7PM**

HERO DAY  
**Sunday, September 11**  
**Time: 10AM - 7PM**  
$3 discount for veterans, first responders and active military.  
Pre-purchased tickets required.  
Valid ID must be shown at gate.  
Sponsored by 1st Security Bank

SHOW CLOSED  
**Monday, September 12 and Tuesday, September 13**

BUILDER & REALTOR® DAY  
**Thursday, September 15**  
**Time: 10AM - 7PM**  
Sponsored by Umpqua Bank  
Supported by WFG National Title

BUILDER AND REALTOR® RECEPTION  
**Thursday, September 15**  
**Time: 4 - 6PM**  
Sponsored by RMLS

SHOW CLOSED  
**Monday, September 19 and Tuesday, September 20**

DESIGN DAY  
**Thursday, September 22**  
**Time: 10AM - 7PM**  
Meet designers in homes and learn more about the inspiration behind the design of each home.  
Sponsored by Cambria Company

CLOSING DAY  
**Sunday, September 25**  
**Time: 10AM - 7PM**  
Don’t Miss Your Chance to See These Gorgeous Homes!

For more information, please visit www.ClarkCountyParadeOfHomes.com  
Contact the Building Industry Association of Clark County at 360-694-0933.  
Events Director, Danielle Kilian can be reached by email at danielle@biaofclarkcounty.org
Pirouette Window Shadings combine the personality of a classic fabric shade with the ability to control light in an entirely new way.

Exclusive Parade of Homes Discounts Apply*

*Conditions apply. Discount valid on select range brands, products & services. Exclusive discounts are valid for orders placed within 90 days after the Parade of Homes 2022.
Exteriors Reimagined with Hardie™ Architectural Collection

Hardie™ Architectural Collection allows you to reimagine your exterior and discover fresh new looks. This innovative collection of fiber cement panels and metal trims deliver the trusted protection and lasting beauty you’ve come to expect from James Hardie.

SEE THE HARDIE ARCHITECTURAL COLLECTION ON THE FOLLOWING LOTS:

• Lot 6, Glavin Homes: Hardie® Architectural Panel – Fine Sand (vertical application)
• Lot 7, Glavin Homes: Hardie® Architectural Panel – Fine Sand-Grooved (horizontal application)
• Lot 5, Affinity Homes: Hardie® Architectural Panel – Sea Grass (vertical application)
PARADE of Homes

presented by [HomeStreet]Bank

SITE MAP

PARKING DIRECTIONS

➤ A shuttle service to the GRO Parade of Homes site will be provided.
➤ Off-site parking is located at 2205 S Hillhurst Rd, Ridgefield WA.
➤ The BIA does not guarantee parking availability. Availability is on a first come, first served basis.
Genesis Homes NW has been building homes as a team since 2019. We bring over 30 years of building experience in both custom homes, production homes and commercial construction. We strive to make the process of building a dream home as smooth and FUN as possible. Each person’s needs are different and their dreams and budget concerns are just as important to us when building a home. We strive to take all the needs and wants and find the opportunities to create the dream home on any budget.

JASON HUYETTE & LILLI ARVELI
360-818-9429
GenesisHomesNW.com
WA License# GENESHN805PZ

Meet the Builders

Welcome to the Kousa which is inspired by the open concepts of a Mid-Century Ranch. With a contemporary style and a NW calm, modern feel, this sprawling, one level layout is open with bright natural light throughout and lots of indoor/outdoor living access. The outdoor space is covered and has multiple heating elements to expand the living space for all year comfort. The house is situated to maximize the daylight and the sunset views. The fourth bedroom functions with a separate access as an office or bedroom, perfect for running your business out of your home or for a family member who comes and goes on a different schedule. Additional lounge space could be a library, music room or a second home office. Movie night is grand in the cozy bonus room separated from the main living space. Finally, the Primary suite is secluded from the rest of the house with a spa like sanctuary. The interesting angles of the roof line and in the floor plan design are part of the unique flow and functionality of this home’s design.

THE KOUSA

3,305 SQ FT
3 BEDROOMS
+ OFFICE
2.5 BATHROOMS
STYLE:
Urban Modern Zen
HOME HIGHLIGHTS
• HOME IS AVAILABLE FOR SALE, INQUIRE WITH BUILDER
• LARGE WINDOWS WITH AN ABUNDANCE OF NATURAL LIGHT
• SECLUDED PRIMARY SUITE
• UNIQUE FINISHES WITH MODERN MIDCENTURY INFLUENCES
• SEPARATE OFFICE ACCESS
• CUSTOM HIDDEN PANTRY
• OUTDOOR GAS FIRE-PIT
• BACKYARD URBAN GARDEN
• ONE LEVEL LIVING
• OVER 600 SQ. FT OF OUTDOOR LIVING SPACE

BEHIND THE SCENES
APPLIANCES
Ferguson Enterprises
503-222-1144
CABINETS
DeWils Industries, Inc.
360-892-6300
DRYWALL
North Fork Drywall Inc.
360-901-7144
ENGINEERING
Green Mountain Structural Engineering
360-818-7227
EROSION
Above & Beyond Hydoseed, Inc
360-727-3345
EXTERIOR DOORS
Western Pacific Building Materials
503-224-9142
FENCING
Precision Mechanical & Contracting
360-901-6676
FINISH WORK
GE Finish Carpentry, Inc
360-989-0851
FLOORING
Cascade Flooring America
360-693-2313
FOUNDATION LABOR
Holbrook Concrete Construction, Inc
360-887-8099
FRAMING
Builders FirstSource
360-574-4541
FRAMING LABOR
Columbia Homes NW LLC
360-699-1822
GAS VENTING
Precision Mechanical & Contracting
360-901-6676
HARD SURFACES
Cascade Flooring America
360-693-2313
HEATING
Precision Mechanical & Contracting
360-901-6676
HVAC
Precision Mechanical & Contracting
360-901-6676
INSULATION
Gale Contractor Sevices
360-694-3030
INTERIOR DESIGN
MH Design Studio
503-708-9610
LANDSCAPE
Water-Rite, Inc
360-253-4681
LIGHTING
Globe Lighting
360-735-8042
LUMBER
Builders FirstSource
360-574-4541
MILLWORK
Western Pacific Building Materials
503-224-9142
MIRRORS/ACCESSORIES
Top Shelf Closets
503-953-1690
MIRRORS/SHOWER DOORS
Top Shelf Closets
503-953-1690
PAINT
Sherwin Williams
360-921-2296
PLANS
E Drafting Corp.
360-909-4582
PLUMBING
Ek Plumbing, Inc
360-678-4648
SOLID SURFACE/COUNTERS
Cascade Flooring America
360-693-2313
TILE & HARDWOOD INSTALLER
Cascade Flooring America
360-693-2313
TRIM MATERIALS
Western Pacific Building Materials
503-224-9142
TRUSSES
Builders FirstSource
360-574-4541
Simple straight silhouettes, quiet retreats and an emphasis on functionality are what this modern farmhouse embodies. This custom design affords a balance of traditional elegance while creating a warm and relaxed feeling.

Large open areas allow kids to be kids and play, no matter what time of the year it is. The timeless interior and layout are simple and inviting, yet functional and affordable.

The Haven shines as an outstanding example of Cascade West’s affordable custom home concept combining open floor plans, fine craftsmanship and subtle sophistication into a feature-rich, value engineered home ideally suited for today’s families wanting the best value for their money in a custom home.

This is a must see home, be sure to tour “The Haven” #2. We’re excited for you to see it.

Meet the Builders

Building communities for our friends and neighbors of the Portland Metro and Greater Vancouver areas has allowed us to learn the right way to do business. We love building dream homes but we build for individual needs: that means we build your dream home, not ours. From high-quality affordable homes in a subdivision to the extravagant palatial spreads on private acreage, we do it all. Every step of the way, we are here for you. We have built 1,400+ custom homes over the course of the last 30+ years and have earned 50+ industry awards.

RON WAGNER,
JASON STENERSON,
BRENT KALLIAINEN
360-887-2226
CascadeWest.com
WA License# CASCAWD092NE
HOME HIGHLIGHTS
• HUGE 1,500 SQ. FT GARAGE (3 BAYS + INDOOR RECREATIONAL SPACE)
• 2 STORY GREAT ROOM
• MASTER ON MAIN FLOOR
• ADA ACCESSIBLE GUEST SUITE ON MAIN FLOOR
• LARGE WALK IN CLOSETS THROUGH-OUT
• 450 SQ FT OUTDOOR COVERED AREA

BEHIND THE SCENES
APPLIANCES
Ferguson
503-222-1144
CABINETS
Northwood Cabinets
360-314-2446
CONCRETE
Lazer Crete
360-254-0581
DESIGN/PLANS
Cascade West Development
360-887-2226
ELECTRICAL
Kammer Electric
360-772-4940
ENGINEERING
Green Mountain Structural Engineering
360-818-7227
EXTERIOR DOORS
Western Pacific Building Materials
503-224-9142
FIREPLACES
Lakewood Contractors
360-666-9995
FLATWORK
Lazer Crete
360-254-0581
FLOORING/COUNTERTOPS
Macadam Floor + Design
503-246-9800
FOUNDATION LABOR
Kaski Koncrete
360-608-8782
GARAGE DOORS
Performance Building Products
360-694-2338
GAS PIPE
Lakewood Contractors
360-666-9995
HEATING/HVAC
All Around Mechanical
360-284-1424
INSULATION
RH Insulation
360-892-2285
LIGHTING
Globe Lighting
360-735-8042
LUMBER
Builders FirstSource
360-574-4541
MIRRORS/SHTOWER DOORS/ACCESSORIES
Top Shelf Closests
360-953-1690
PAINT
Sherwin Williams
360-921-2296
PAINTING
Seppala Enterprises
360-600-5911
PLUMBING
Seppala Enterprises
360-600-5911
SIDING
Straight Line Exteriors
360-718-8694
TRIM MATERIALS
Western Pacific Building Materials
503-224-9142
TRUSSES
Builders FirstSource
360-574-4541
WINDOWS
TroyCo Windows & Doors
503-781-4975
Exceptional Custom Homes
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Cooper Grove
ESTATES
Gated Community
Large Flat Lots
Model Home Coming Soon

Si Ellen
Farms
Model Home Now Open
Move-In Ready
Homes Available

We Build On Acreage

Have Acreage? We Can Help!
Custom Home Design
Feasibility Studies
Land Clearing, Driveways, etc.

Wet Land Studies, Geotech Reports
Perc Tests, Septic Design
Our Dream is Building Yours
NEW EXCLUSIVE GATED COMMUNITY
All Custom Homes
Large Estate Lots
5 Minutes to 15 / 1205

The TRAILS on WHIPPLE CREEK

COMING SOON - Call For Details

Ron Wagner
(360) 907-4739
Ron@CascadeWest.com

Jason Stenersen
(360) 772-2357
Jason@CascadeWest.com

CascadeWest.com
What started off as a small roofing company Rivercrest Construction has expanded quickly into New Construction of custom homes. However, our building background began from a generation of brothers with passion for real-estate and hands-on experience in construction trades which were used as a foundation for building exceptional homes. We stand out with our clean modern designs and selective touches that fits any generation of homeowners.

TONY BARANETS
360-513-7178
rivercrestllc@gmail.com
WA License# RIVERCL855LS

ALETTA

This stunning home provides an open, yet cozy floor plan. The great room boasts a wall of windows and slider doors that give access to an intimate backyard. The living space is complete with a stone fireplace and cedar ceiling. The kitchen is a chef’s dream with the newest appliances, a large island with beautiful quartz countertops, and a sleek pantry. This home is innovative and modern! It has contemporary, top of the line cabinets and statement lighting throughout. The Aletta utilizes usability and versatility, and its unique style leaves quite the impression.

Meet the Builder

What started off as a small roofing company Rivercrest Construction has expanded quickly into New Construction of custom homes. However, our building background began from a generation of brothers with passion for real-estate and hands-on experience in construction trades which were used as a foundation for building exceptional homes. We stand out with our clean modern designs and selective touches that fits any generation of homeowners.

TONY BARANETS
360-513-7178
rivercrestllc@gmail.com
WA License# RIVERCL855LS
HOME HIGHLIGHTS

- This home is available for sale, inquire with builder
- Floor to ceiling windows in living space
- Master suite on the main level complete with walk-in closet
- Spacious, 3-car garage

BEHIND THE SCENES

APPLIANCES/BBQ
Ferguson Enterprises
503-222-1144

ENGINEERING
Green Mountain Structural Engineering
360-818-7227

EXTERIOR DOORS
Liberty Door & Window
360-984-6400

FRAMING
Builders FirstSource
360-574-4541

LIGHTING
Ferguson Enterprises
503-222-1144

LUMBER
Builders FirstSource
360-574-4541

MILLWORK
Liberty Door & Window
360-984-6400

MIRRORS/ACCESSORIES
You & I Construction , Inc.
360-686-3005

MIRRORS/SHOWER DOORS
You & I Construction , Inc.
360-686-3005

PAINT
Sherwin Williams
360-921-2296

PLANS
E Drafting Corp.
360-909-4582

PLUMBING FIXTURES
Ferguson Enterprises
503-222-1144

ROOFING
Rivercrest Construction LLC
360-513-7178

TRIM
Liberty Door & Window
360-984-6400

TRIM MATERIALS
Liberty Door & Window
360-984-6400

TRUSSES
Builders FirstSource
360-574-4541

WINDOWS
TroyCo Windows & Doors Inc.
503-366-3765
The Wickenburg is a Hill Country-style design that incorporates the natural open flow you would find in a luxury southwest modern home. Outdoor living areas are a fundamental part of this design and cover the entire backside of the house. Off the courtyard, you’ll find a luxury detached Casita featuring a kitchenette to offer greater privacy and comfort for long-term stays. A spacious great room provides unobstructed views of the outdoor space containing a wood-burning fireplace and kitchen, which is accessed by a 16’ pocketing glass door system. The kitchen features double islands and a 6’x6’ gas strut serving window to the outdoor space. Off the butler’s pantry is the formal dining room that showcases a built-in bar and glass wine wall display with a view of a lovely biophilic wall feature, accentuating the indoor-outdoor experience of this home. The owner’s suite of this home provides a vast amount of privacy and comfort with a sizeable primary bedroom nestled between a spa-like bathroom with access to a private covered outdoor patio with a hot tub. The upstairs opens to a second great room and an additional bedroom with an en-suite bathroom. The Wickenburg is the perfect home for someone that loves to entertain and appreciates privacy.

Meet the Builders

Over the past two decades, we’ve helped thousands of clients build custom homes. Throughout those years we’ve been able to create a simplified approach to the homebuilding process to make it easier than ever for our clients’ dreams to come to life. We are intent on understanding not only what our client wants but what they need and we work diligently to capture every detail of their vision in the final home design.

The success of Affinity Homes isn’t measured by how many homes we build or sell; it’s measured by the experience and excitement our clients have and feel when they’re finally able to walk into the house they’ve always envisioned.

JOHN COLGATE
CHUCK NEIBERT
360-989-6316
AffinityHomesllc.com
WA License# AFFINHL822PZ
HOME HIGHLIGHTS

- This home is for sale, please contact builder for details
- Outdoor living area with wood-burning fireplace, hot tub, and kitchen
- Private courtyard w/ biophilic wall feature
- Detached casita w/kitchenette
- Built-in bar and wine wall display

BEHIND THE SCENES

APPLIANCES
Ferguson Enterprises 503-222-1144

BBQ
Lisac's Fireplaces and Stove 503-261-1000

CABINETS
Vixon Corporation 360-607-5817

CONCRETE
CalPortland 360-892-5100

CONSTRUCTION CLEANUP
A1 Cleaning & Removal 360-949-0155

DRYWALL
NorthFork Drywall 360-901-7144

ELECTRICAL
Cascade Wire Works 360-904-4412

ENERGY CERTIFICATION
Swiftsure Energy Services, LLC 360-624-5523

ENGINEERING
Green Mountain Structural Engineering 360-818-7227

EXCAVATION
Dan Tapani Excavating, Inc. 360-687-4427

EXTERIOR DOORS
Western Pacific Building Materials 503-224-9142

FENCING
Urban Fence 360-939-1491

FINISH WORK
Paul's Finish and Trim 503-793-1270

FINISH WORK
Robert G Bilyeu Construction LLC 503-313-1343

FIREPLACES
Lisac's Fireplaces and Stove 503-261-1000

FIREPLACE HEARTH
Concrete Concepts PDX Inc. 503-575-0448

FLATWORK
EM3 Concrete 360-896-8910

FLOORING
Cascade Flooring America 360-693-2313

FOUNDATION LABOR
US Construction 360-687-8289

FRAMING MATERIALS
Builders FirstSource 360-574-4541

FRAMING LABOR
R&R Builders, LLC 360-772-1605

FURNITURE
City Home 971-400-1304

GARAGE DOORS
Metro Overhead Door, Inc. 503-285-7568

GAS PIPE/VENTING
Fire Line Construction 360-771-6350

GRANITE
Stone Craftsman NW, LLC 360-836-8365

GUTTERS
Gale Contractor Services 360-694-3030

HARD SURFACES
Cascade Flooring America 360-693-2313

HEATING
Service First Heating & Cooling 360-591-7274

HOME DESIGNER
Affinity Homes 360-989-6316

INSULATION
Gale Contractor Services 360-694-3030

INTERIOR CLEANING
A1 Cleaning & Removal 360-949-0155

INTERIOR DESIGN
Luxe Interior Studio 971-570-6986

LANDSCAPE
GRO 360-727-5975

LIGHTING
Globe Lighting 360-735-8042

LOW VOLTAGE/ SMART HOME SYSTEMS
Garrett Integrated Systems 360-607-0521

LUMBER
Builders FirstSource 360-574-4541

MASONRY
Walton Masonry LLC 360-772-5460

MIRRORS/SHOWER DOORS
You & I Construction 360-686-3005

MOISTURE TESTING/ DRYING
Home Certified 866-379-4674

PAINT
New Generation Painters, LLC 360-952-9361

PLANS
E Drafting Corp 360-921-2296

PAINTING
New Generation Painters, LLC 360-952-9361

PLUMBING FIXTURES
Ferguson Enterprises 503-222-1144

ROOFING
Alfreds Roofing 360-607-7850

SIDING MATERIAL
Builders FirstSource 360-574-4541

SIDING LABOR
Mendo Renovations 971-217-4013

SOLAR PANELS
Sunbridge Solar 360-843-2592

TRIM MATERIALS
Western Pacific Building Materials 503-224-9142

TRUSSES
Builders FirstSource 360-574-4541

WINDOW COVERINGS
Skyline Window Coverings 360-979-1176

PLUMBING
JB Plumbing, LLC 360-931-8567
The Hazel Merrin, a modern French country style home emphasized by steep roof pitches, is the very best of function combined with timeless elegance and comfort. There are many natural and rustic details throughout including white oak ceiling beams, extensive hardwood cabinetry and flooring. This one level home features a central great room with a concrete fireplace surround, white oak built-in cabinetry, and high vaulted ceilings which all tie together to provide an open and voluminous feel. Accordion doors allow for a seamless flow from indoor spaces to the covered patio with stone surround outdoor fireplace. The exterior built-in barbecue is easily accessed from the double doors in the open dining and kitchen area. The kitchen has an abundance of storage with a wall of cabinets and a large walk-in pantry hidden behind cabinet doors. A wet bar with lots of bottle/wine storage has black cabinets which contrast beautifully with the white oak hardwood floors. Practical living and privacy come into play with 2 slightly oversized bedrooms and laundry room on one side of the home, and the theater room and luxurious primary bedroom suite on the other. The primary bathroom has heated floors, a large walk-in shower, freestanding tub, double vanity sinks, and a walk-in closet. The primary bedroom is vaulted with a single natural oak beam and white oak paneling. The powder room is a site to behold with the limewash painted walls and an exquisite stone vessel sink. The office has 12-foot ceilings and black paneling on all walls that contrast nicely with the light oak floors. Additional designer features throughout the home include chic lighting and plumbing fixtures. The low-maintenance landscaping has been designed with plantings and rockery, and compliments natural surroundings and the canyon tree view from the back patio.

Meet the Builder

As a local, family-owned business, we understand the needs of families, and we’re proud to build the homes of our neighbors. When you work with Glavin Homes you can expect responsiveness, decades of local market expertise, and an exceptional home-building experience.

NIALL GLAVIN
360-600-0010
GlavinHomes.com
WA License# GLAVIDL885NB

Since 2007, owner Niall Glavin has focused exclusively on green construction. To offer the latest in green building to our customers, the Glavin team regularly attends seminars and training provided by innovators in Green Construction Practices.
HOME HIGHLIGHTS
• ONE-LEVEL HOME
• HIGH VAULTED CEILINGS
• WALK-IN PANTRY
• A WET BAR WITH BOTTLE/WINE STORAGE
• THEATER ROOM
• HEATED FLOORS IN PRIMARY BATHROOM

BEHIND THE SCENES

APPLIANCES/BBQ
Ferguson Enterprises
503-222-1144

CABINETS
Northwood Cabinets, Inc.
360-314-2446

CONCRETE
CalPortland
360-892-5100

CONSTRUCTION
CLEANUP/EROSION
Glavin Development
360-904-0482

ELECTRICAL
Kammer Electric
360-772-4940

ENGINEERING
Green Mountain
Structural Engineering
360-818-7227

EXTERIOR DOORS
Builders FirstSource
360-574-4541

FENCING
Glavin Development
360-904-0482

FIREPLACES
Lisac’s Fireplaces & Stoves
503-261-1000

FLOORING/GRANITE/HARD SURFACES
Macadam Floor & Design
503-246-9800

FOUNDATION LABOR
Kaski Koncrete
360-608-8782

FRAMING/TRUSSES
Builders FirstSource
360-574-4541

GARAGE DOORS
Performance Building Products
360-694-2338

GARAGE FLOOR COATING
Complete Coatings, LLC
503-317-3236

HOME DESIGNER/PLANS
E Drafting Corp.
360-909-4582

HVAC/GAS PIPING
Service First Heating & Cooling
360-591-7274

INTERIOR DESIGN
MK Interiors
360-952-0504

LANDSCAPE
GRO
360-727-5975

LIGHTING
Globe Lighting
360-735-8042

MASONRY
Walton Masonry LLC
360-772-5460

MILLWORK
Paul’s Finish & Trim
503-793-1270

PAINT
Sherwin Williams Company
360-921-2296

PAINTING
Llanos Enterprises
360-241-8911

PLUMBING FIXTURES
Ferguson Enterprises
503-222-1144

ROOFING
Warner Roofing & Construction
360-694-0249

SHOWER DOORS
ESP Supply
503-256-2933

SIDING
Straightline Exteriors
360-718-8694

TRIM MATERIALS
Builders FirstSource
360-574-4541

WINDOWS
Builders FirstSource
360-574-4541

WINDOW INSTALLATION
Straightline Exteriors
360-718-8694
Welcome to Oak View, a custom contemporary home designed specifically for an active Pacific Northwest lifestyle. The exterior has a low pitch roof, 3-foot overhangs, stone, and vertical cedar siding accents. Front double doors bring you into the spacious living room with expansive 14-foot box beam ceilings, and fireplace flanked with built-in cabinetry and shelves. Sliding patio doors in the living room open to the covered patio with outdoor kitchen featuring gas grill barbecue. Dining room is open to the large kitchen with an island, walk-in pantry, and coffee station. Through the mud room is the spacious laundry room with storage and utility sink. The garage has a storage room, 2-car bay, plus an additional oversized garage bay for boat or RV. Also on the main level is an office with modern designer wallpaper, and the large primary bedroom suite which features a bathroom with separate dual vanities, freestanding tub, and large walk-in shower. There are two additional bedrooms upstairs, both with walk-in closets, and a full bathroom. The low-maintenance landscaping consists of plantings and rockery in the front. The backyard has plantings and a turf lawn, allowing the enjoyment of natural surroundings, views of the treed canyon, and the protected, enormous, namesake oak tree.

Meet the Builder

As a local, family-owned business, we understand the needs of families, and we're proud to build the homes of our neighbors. When you work with Glavin Homes you can expect responsiveness, decades of local market expertise, and an exceptional home-building experience.

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Now more than ever, homeowners are utilizing their home's indoor and outdoor areas. Over the years, building and home sites shifted from larger, rural properties to smaller, more compact properties. The average size lot has changed from 1-5 acre lots to an average of 6,500 – 10,500 sq ft lots. This means home landscapes have also drastically reduced in size and every inch of outdoor spaces need to be functional.

With many years of experience, GRO has been on the leading edge of outdoor living trends. Consider the following trends if you are ready to transform your outdoor space into a backyard oasis.

**SMALLER PLANTS AND TREES. FOCAL SPECIMEN TREES**
Smaller home landscapes have changed the types of plants and trees that are installed in outdoor spaces. Vertical and climbing plant material are in demand, and structures such as trellises to support these types of plants are being installed. Outdoor spaces can no longer afford to fit a high number of large bushy trees and shrubs.

The nursery industry is growing smaller sized trees & shrubs. At the GRO nursery, we have implemented growing programs to produce smaller sizes to accommodate for these growth habits & trends.

Another plant and tree trend we are seeing is clients requesting 1-5 focal specimen trees on their property. They want to create special, focal areas of interest that represent life, nature, and greenery. Focal trees are becoming just as important as a water feature or a fire pit in outdoor spaces.

**MORE HARDSCAPES**
In the last 5 years, landscape projects have gone from a broad scope to a more focused project. This trend, along with smaller, outdoor spaces means we are seeing more hardscaping on projects. Patios, walkways, fire pit areas and retaining walls are replacing areas that were once placeholders for plants and grass. People want usable, low maintenance spaces to relax in and entertain.

**GARDENING IS A MUST**
Homeowners have been spending more time at home, and with the rising prices of food, they want the option of gardening and growing their own food at home. Gardening boxes, herb gardens, flower gardens and places to grow health beneficial plants are a rising trend. The average homeowner is creating space where they can grow hardy and high yield produce such as lettuce, onions, strawberries. There is nothing more satisfying than slicing and eating a tomato that you planted, nurtured, and plucked in your own backyard.

**WATER IN THE LANDSCAPE**
Incorporating water into the landscape has become a popular trend. Homeowners desire the soothing sound of water when they walk outside on their property. Whether it’s something as simple as a bubbler or a bird bath to something grander like a full water feature, water is everywhere in today’s outdoor living spaces.

Pools and hot tubs have been on the rise in the last 5 years in the PNW. What was once a luxury item 10-20 years ago is now becoming more commonplace in outdoor landscapes. More homeowners want to stay on their property, reducing their memberships at clubs, and relaxing in the privacy of their own property and backyards.

**OUTDOOR LIGHTING HOLDS STRONG**
Outdoor Lighting truly brings a landscape to life at nighttime. It continues to be a trend for outdoor spaces. Lighting has evolved from the older style halogen, incandescent lighting to LED lighting and, in some cases, color changing lighting. Spaces that would typically be dark and dreary are brought to life with accent lights to landscapes and hardscape spaces. We have also seen more requests for outdoor lighting to aid in security and safety for our senior and family homeowners.

**KIDS AND ENTERTAINMENT SPACES A PRIORITY**
Every inch of outdoor space is being designed for optimal usage. We are installing more and more entertainment spaces for adults and kids. For children’s areas, play structures, Gaga ball pits (an octagon shaped court), and sports courts are in high demand. For adults, popular entertainment areas include putting greens, outdoor kitchens, fire pits and surrounding patio areas, outdoor seating, water features, and more!

**SYNTHETIC TURF BECOMING POPULAR**
Homeowners who are looking for more low maintenance landscapes, synthetic turf is a great option. It provides a green area that you don’t have to mow or fertilize. Synthetic turf can be utilized for dog runs, kids play areas, putting greens, and recreation areas. Additionally, with smaller properties and homes being built closer together, landscapes are sometimes too shaded, which causes them to be more wet. If installed professionally, synthetic turf has successful drainage and allows homeowners to have a green lawn without the mushiness of a muddy backyard.
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The global pandemic required people from all walks of life to reassess their priorities and make changes to their daily lives. One of the changes that emerged during the peak of social distancing was an increased interest in making meals at home.

While the simplest of recipes can be made without much equipment, for more complicated meals, it is likely worth investing in some high-quality cooking gadgets. The following are some items home chefs will want to add to their culinary arsenal.

**Spiralizer Set**
A spiralizer is a device that can turn raw vegetables into "noodles" that can be substituted for traditional pasta in many popular dishes. Sets will come with blades that can produce coils, ribbons or even shorter "juliennes" for various dishes.

**Cookie Dough Scoop**
If you like to bake, then a cookie dough scoop is a worthwhile investment. This helps ensure uniform sizing for even cooking.

**Pressure Cooker**
Interest in pressure cookers has risen exponentially thanks to the relatively recent release of the Instant Pot®. This device has even spurred an entire collection of recipes that are designed to be prepared in the cooker.

**Electric Breakfast Sandwich Maker**
Create restaurant breakfast and/or deli sandwiches quickly with an electric breakfast sandwich maker. Bacon, egg and cheese is easily created, and some of these gadgets even have spaces for English muffins or bagels to cook all ingredients at once. Because it is electric, this device can be handy in dorm rooms.

**Adjustable Rolling Pin**
Rings on an adjustable rolling pin help guide the thickness, and measurement markings help bakers keep track of the diameter while rolling out favorite doughs.

**Smart Meat Thermometer**
A wireless food thermometer can track the internal temperature of meats and poultry as well as the air temperature of an oven or grill. Those readings connect to a smartphone app so one can monitor doneness from any room in the house.

**Collapsible Silicone Colander**
Straining the water out of pastas and other foods requires the use of a colander. Having a collapsible version enables a person to flatten and store the colander in a cabinet or drawer.

**Mandoline**
A mandoline is used to produce slices of many different foods at various thicknesses and textures. Create crinkle-cut fries or thin slices of eggplant for frying.

**Electric Breakfast Sandwich Maker**
Food processors come in a variety of styles, from free-standing units to ones that serve as blender attachments. Manual food choppers are often cranked by a handle or may have a push-down handle to engage the chopping action.

**Air Fryer**
There are many incarnations of air fryers depending on the manufacturer. These gadgets work with convection (heated air) to simulate the crispiness of oil frying without all the oil.

Outfitting a kitchen with the basics and then supplementing with some clever gadgets can make cooking meals at home that much easier.
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Buildings are classified according to shared components. A Craftsman style home will have a covered porch with a set of wide base columns, while a Cape Cod home is often defined by a gabled roof and dormer windows. Modern houses, which are sometimes called contemporary homes even though the terms are not interchangeable, will have their own sets of unique characteristics. Here’s a look at seven features that make modern homes unique.

1. MINIMALIST APPROACH: Contemporary and modern homes both employ an approach that leans toward minimalism, including clean design lines. Spaces are open and airy without the clutter of too many ornate architectural details. While modern homes may have some curvature to their design, contemporary ones are all about an angular look.

2. NEUTRAL COLOR PALETTE: Modern homes tend to utilize a neutral color palette. Modern homes may use “earthy” elements, such as wood and brick, in ways that do not look rustic. Contemporary homes rely on a color palette of black and white with shades of gray or other neutral colors.

3. GEOMETRIC SHAPES: Modern homes have strong horizontal and vertical elements that showcase geometric shapes in their designs. Contemporary homes often have flat roofs, while modern homes may not.

4. LARGE, UNADORNED WINDOWS: Most modern homes showcase a lot of natural light by utilizing large windows that are not covered up by heavy window treatments or elements like shutters and thick trims. Large windows are the focus of the interior and shift attention to the view outdoors.

5. OPEN FLOOR CONCEPT: A hallmark of modern interior design, the open concept floor plan removes many of the walls that tend to separate common areas of a home. This helps to foster the spread of natural light and maintains the emphasis on simplicity of design.

6. SMART ELEMENTS: Thanks to the proliferation of smart technology, smart homes are cropping up with greater frequency. While smart devices can be included in any home style, they tend to feel like they were designed specifically for modern homes. In a similar vein, modern homes may include environmentally friendly elements, such as solar panels, upcycled materials, added insulation, and energy efficient lighting.

7. UPDATED KITCHEN SPACES: The clean lines and attention to technology and open space generally extends to modern kitchens. Modern kitchens tend to feature efficient, top-tier appliances with additional storage and space amenities that keep the room from feeling cluttered. While some may consider modern homes austere, many others are right at home among their clean lines and airy spaces.
Spotlight: RIDGEFIELD
Ridgefield has been on the list of fastest growing cities in the state for many years due to several waves of growth and development. And it’s not just the population that’s been growing, but the actual city limits. Once limited to a historic downtown area and surrounding farmland, the city of Ridgefield has now expanded to reach the I-5 interchange area and beyond. It’s this Ridgefield Junction area that has seen the most rapid development. Major waves of growth have already brought in major businesses and medical providers to this area with new home communities steadily growing.

ACCESS
A new road crossing over Whipple Creek on 10th Ave gives the southern end of Ridgefield an outlet to Salmon Creek and beyond. Now Ridgefield residents and visitors have an alternative route to travel in and out of Ridgefield other than the I-5 freeway at the Ridgefield Junction.

RECREATION
Ridgefield is home to the newest Wood bat baseball team, the Ridgefield Raptors, who make their home at Ridgefield Outdoor Recreation Complex. The 53-acre outdoor facility for sports, recreation, and education benefits the Ridgefield School District and the community. History and wildlife are hallmarks of Ridgefield. The massive Ridgefield National Wildlife Refuge is a special place for birdwatching, walking, and experiencing nature. Check out the Birdfest festival in October, and the special programs about history and Native American culture presented at the Cathlapotle Plank House. Take the time to visit the Oaks to Wetlands Trail in the northern end of the refuge. The newly revised trail leads through indigenous oak woods undergoing restoration through careful management and hard work. For more information on these projects, visit www.refuge2020.info. Boaters and kayakers love to launch in Ridgefield to explore Lake River and the Columbia River. Paddling upriver through the Wildlife Refuge is a great way to combine kayaking and birdwatching. There are several local businesses that offer kayak and paddle board rentals if you don’t already have your own.

WINE & DINE & SHOP
Ridgefield is part of the North County Wine Trail with vineyards and tasting rooms that include Bethany Vineyard & Winery, Confluence Vineyards & Winery, Gouger Cellars Winery & Restaurant, Stavalaura Vineyards and Winery, Three Brothers Vineyard & Winery, and Windy Hills Winery.

For dining options Ridgefield has a lot to offer for a variety of occasions and palettes. Brand new and well established pubs, cafes, and eateries are located at the western end of Pioneer Street in the original downtown Main Street district. New shopping centers are thriving on the east end of Pioneer Street near I-5 with fast food chains, a Starbucks, Rosauers Supermarket, as well as other shopping options. Plans for a Costco are underway for next year.

SCHOOLS
Access to quality education is an important feature for a healthy community. Ridgefield School District has highly rated public schools for elementary, middle, and high school, as well as a K-12 online alternative learning school and a Center for Advanced Professional Studies (CAPS). Development of a new Clark College satellite campus at Boschma Farms in Ridgefield will serve North County with a variety of instructional facilities containing classrooms, health and science labs, professional labs, digital study areas, student services, and more. Construction of the first building is expected to happen this year.

MEDICAL SERVICES
Ridgefield residents now have access to healthcare providers and medical services. Vancouver Clinic opened a Ridgefield location in 2019 at the I-5 interchange offering lab, family medicine, internal medicine, pediatrics, radiology & imaging, and urgent care services. Physical therapy and acupuncture providers are located nearby.
US Construction Inc. is a family owned and operated business providing quality concrete projects all over the Northwest since 1997. Operating out of the two divisions, one in the Vancouver/Portland area and the other in Tri-Cities/Eastern Washington area.

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Buying a home is scary and selling a home is a major change. The purpose of our classes are to give you the education and the tools needed to move forward with confidence.

Not ready for a class yet, but looking for information? The Home Buyer/Seller Blogs on the website is a great place to begin.

If you are looking for a truly non-promotional home buyer or seller education class in the Vancouver/Portland area that will tell you all the pros and cons, all the ins and outs of the lending and home buying or selling process, this is it!

Selling your current home and wanting to buy a new one? We cover that as well.

Find available seminar dates and times, as well as educational blogs, at: LeariningToBuyAHome.com or FreeSellerClasses.com.

Tracie DeMars has been a licensed Realtor since 2005, and has seen the markets go up and down. She is knowledgeable in helping home buyers and home sellers navigate their home adventures in all types of markets. As an instructor with the Free Community Home Buyer Education Classes, and the Free Community Home Seller Classes, she explains the paperwork, the steps, and all your options in a clear and easy to understand way. There is no sugarcoating at this bakery! She is blunt, funny, and is there to help you before, during, and long after the keys are exchanged. Tracie is consistently in the Top 10% of Realtors for RE/MAX Equity Group, and for the Clark County area. Questions? If she doesn’t know the answer, she will help you find it. Need work done? Tracie always “knows a guy or gal” who can help. She never pushes or makes you feel like you’re just a transaction. She honestly cares about your situation and looks outside of the box for ways to help.
New Tradition Homes has been building homes of enduring design and lasting value in Washington for over 30 years. Now offering many communities throughout the Clark County area. Our award-winning homes are ENERGY STAR® certified to be healthier, more durable, comfortable and more energy efficient. We invite you to come visit one of our designer curated model homes and see the difference.