

GRO™ PARADE *of Homes*

presented by **[HomeStreet]** Bank®



WEDNESDAY THROUGH SUNDAY
SEPTEMBER 8-24, 2023 | 10am - 7pm
IN FELIDA, WA
CLARKCOUNTYPARADEOFHOMES.COM

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BUILDING INDUSTRY ASSOCIATION
OF CLARK COUNTY

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The 2023 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.

BUILDING INDUSTRY ASSOCIATION TEAM:

Executive Director: Bart Hansen
 Events Director: Danielle Kilian
 Membership Director: Karen Hall
 Government Affairs Director: Noelle Lovern
 Communications and Outreach Manager: Elsa Temme
 Office Manager: Sandy Howard
 Membership Assistant: Brennan Hays

THE COLUMBIAN TEAM:

Publisher: Ben Campbell
 Advertising Director: Teresa Keplinger
 Project Leader: Valerie Sloan
 Layout and Design: Laurie Stover



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The Columbian

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WELCOME

*to Ashbury in Felida, the site of the
45th annual GRO Parade of Homes
presented by HomeStreet Bank!*

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 dreaming online and from magazines—stroll through these homes to see all the latest styles in person! You get to see it, breathe it, and be in it. Because when it comes to a place as meaningful and personal as our homes, we believe that's how it should be.

This year, you will also find two homes that are not only beautiful to view, but also have a heart for charity. We are happy to welcome back Marnella Homes for 2023, for his 2nd St. Jude Dream Home Showplace. We are elated because once it is complete, it will be sold to a customer and the proceeds from the sale will be donated to St. Jude Children's Research Hospital, to support their mission of "Finding Cures. Saving Children." The second home is Quail Homes, who is constructing a fundraiser house for the Building Futures Foundation. The Building Futures Foundation supports individuals pursuing careers in the building industry through scholarships and tool grants.

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. In addition, 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 are a BIA member. Visit our convenient online membership directory at 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.



Chuck Neibert,
Chair
2023 GRO
Parade of Homes



Bart Hansen,
Executive Director
BIA of Clark County



BUY TICKETS ONLINE.
www.ClarkCountyParadeOfHomes.com

SCHEDULE OF EVENTS

September 8-24, 2023 Ashbury, Felida, WA Show Hours: 10 AM – 7 PM

Advanced ticketing required for all show days. Please visit ClarkCountyParadeOfHomes.com to purchase.

VIP NIGHT

presented by NW NATURAL

**Thursday, September 7
5 PM – 8 PM**

Must be 21 & over. Pre-purchased tickets required. Sponsored by Jordan Ramis PC, Biggs Insurance, James Hardie, Ferguson, Thermador and Parr Lumber. Supported by Chicago Fidelity National Title

OPENING DAY

**Friday, September 8
10 AM - 7 PM**

HERO DAY

**Sunday, September 10
10 AM - 7 PM**

\$3 discount for veterans, first responders, and active military. Pre-purchased tickets required and valid ID must be shown at gate. Sponsored by 1st Security Bank

SHOW CLOSED

**Monday, September 11
Tuesday, September 12**

BUILDER & REALTOR® DAY

**Thursday, September 14
10 AM - 7 PM**

Builders & Realtors receive complimentary admission with business card this day only. Sponsored by Columbia Credit Union Supported by WFG National Title

BUILDER & REALTOR® RECEPTION

**Thursday, September 14
4 PM - 6 PM**

Sponsored by RMLS

FAMILY DAY

**Saturday, September 16
10 AM - 4 PM**

Bring the family out to visit the homes and let the kids enjoy some family friendly activities from our sponsors. Kids under 12 are free, and tickets can be purchased online when you buy adult admissions. Sponsored by Clark Public Utilities and Fibre Federal Credit Union

SHOW CLOSED

**Monday, September 18
Tuesday, September 19**

DESIGNER DAY

**Friday, September 22
3 PM - 7 PM**

Industry Designers receive complimentary admission with business card this day only. Love home design? Then this is the day for you! Whether you are someone looking for inspiration or are an industry designer. Sponsored by Macadam Floor & Design

CLOSING DAY

**Sunday, September 24
10 AM - 7 PM**

Don't Miss Your Chance to See These Gorgeous Homes!



For more information, please visit 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

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[HomeStreet] Bank



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SITE MAP

1



2



3



4



NW 21st Ave

NW 20th Ave

NW 123rd ST

FUTURE PHASE

4

3

2

1

Foley Park



PARKING DIRECTIONS

- **WEEKDAYS:** Off-site parking will be at Summit View Church (11718 NW 31st Ave, Vancouver, WA 98685)
- **WEEKENDS:** Off-site parking will be at Felida Elementary and Thomas Jefferson Middle School (3000 NW 119th St., Vancouver, WA 98685)
- A shuttle service to the GRO Parade of Homes site will be provided
- The BIA does not guarantee parking availability. Availability is on a first come, first served basis
- Parking and accommodations for people with health conditions or impairments: please email Danielle@biaofclarkcounty.org for further instructions

YOU DREAM IT. WE'LL HELP YOU BUILD IT.

New Construction and
Renovation Home Loans



DREAM TEAM

DAVE KILKENNY - MLO-241911

DAWN BELL - MLO-376580

ANGELA MATTEO - MLO-1058962

AARON RODRIGUEZ - MLO-452234

JUSTIN ZAKARIASSEN - MLO-1704735

LAURA KOCH - MLO-1954783

MARK HOWARD - MLO-116953

JERRY IVERSON - MLO-205109

JASON ELLETT - MLO-453852

MIKE VLACHOS - MLO-396759

MELISSA KILKENNY - MLO-1953626

LESLIE GIRARD - MLO-53491

MARCIA GONZALES - MLO-716324

SUSANNE KIVELA - MLO-215460

MICHELE BLACK - MLO-1308581

PAUL GIRARD - MLO-1278443

MICHELLE DAVIS - MLO-531937

SARAH ROLICHECK - MLO-117057

TRACY WILSON - MLO-117004

TYLER MCMAHON - MLO-118307

East Side

360-260-6979

204 SE Park Plaza Dr, Ste 105
Vancouver, Wa 98684

West Side

360-314-0350

5115 NE 82nd Ave, Ste 101
Vancouver, Wa 98662

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HOME LOANS



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www.evergreenhomesnw.com

Chris Sundstrom,
Builder:
360-624-3116



HOME NO.

1

2,888 SQ FT

3 BEDROOMS

+ DEN

2.5 BATHROOMS

STYLE:

Mid-Century Modern



THE SANA

Sana, "Italian for healthy", truly inspires natural living. The Sana is a single level mid-century modern styled home on a large flat lot backing to city park with mountain views. This open concept home offers a spacious great room/kitchen area with soaring high ceilings that separates the homes owners and guests sleeping quarters. It's abundance of large windows bring in light from all angles year around. From the entry the indoor-outdoor experience from the rear covered patio draws you out. With a large LaCantina bi-fold door, when open, extends the gathering area out into the rear patio where additional entertaining awaits. The extended patio opens to a sprawling landscaped yard overlooking the city park.

The large pantry with additional refrigerator and grow center allows you to grow and preserve your organic produce. The home office boasts a wall of windows, high vaulted ceilings and built-in coffee maker. All you need to energize and inspire your productivity.

However, the real highlight of the beautiful home is that all the proceeds will be donated to the St Jude Research Hospital. Our local construction industry of vendors and trades along with national vendors have all come together for this giving mission. The "home that love built" is not only beautiful and luxurious, it demonstrates how our amazing industry and community can come together to do great things.



Meet the Builder

Marnella Homes is a home-grown builder, born and raised here in the northwest. We are a design-build firm specializing in healthy, comfortable and energy efficient homes. Building since 2000, we have always tried to bring a sense of pride and excitement to our clients and customers during the home building process. We strive to create beautiful homes and a home buying experience that is fun and easy. All of our homes are certified to meet the stringent expectations for health, comfort, resiliency and energy performance. Building some of the highest performing homes in the region, Marnella Homes has embraced the importance of sustainable building practices. We accomplish this through heightened air tightening & insulation measures, efficient framing

techniques, highly efficient HVAC systems and design. All of our high performing, sustainable features add up to healthier homes, lower energy costs and more leisure time to spend enjoying your new home and community.

We are proud to offer the sustainable, earth-friendly living you've always wanted combined with the lifestyle you've come to expect. Built to save you both time and money, Marnella homes provide green living without the sacrifice.

TONY MARNELLA

503-709-3900

marnellahomes.com

WA License# MARNEHL871KP

HOME HIGHLIGHTS

- WHOLE HOME WATER PURIFICATION
- INTERIOR GROW CENTER
- TRANE'S TRANQUILITY FULL HOME AIR MANAGEMENT SYSTEM
- 6.20 KW SOLAR SYSTEM FOR COMPLETE ELECTRIC OFFSET
- AIRMADA SHOWER DRYING SYSTEM
- CLEARMIRROR'S FOGLESS SHOWER MIRROR
- A LAUNDRY JET SYSTEM
- DOG WASH

- APPLIANCES BY BOSCH
- BOX GOBBLER BY MB SENTINEL POSTAL RECEIVER
- FULL HOME ELAN AUDIO/VIDEO/SMART HOMES SYSTEM
- MOTORIZED PATIO SCREEN
- GAS FIRE PIT, LANTERNS, PATIO HEATERS
- HIDE-A-HOSE CENTRAL VAC SYSTEM
- WINE WALL WITH 176 BOTTLE STORAGE



BEHIND THE SCENES

CABINETS

Hayes Cabinets, Inc.
360-887-3581

CONCRETE

CalPortland
503-535-7740

CONSTRUCTION

LENDING

Lima One Capital
360-904-7071

DESIGN

E Drafting Corp.
360-909-4582

DOOR INSTALL

Kraft Screen & Door
503-855-3477

ENGINEERING

Green Mountain
Structural Engineering
360-818-7227

EXCAVATION

Breaking Ground
Excavation
360-798-1082

EXTERIOR DOORS

Western Pacific Building
Materials
503-224-9142

FIREPLACES

Lisac's Fireplaces &
Stoves
503-261-1000

FLOOR JOISTS

Boise Cascade
360-693-0057

FLOORING

Macadam Floor & Design
503-470-2294

GRANITE

Macadam Floor & Design
503-470-2294

HARD SURFACES

Macadam Floor & Design
503-470-2294

HOTWATER HEATER

NW Natural
800-422-4012

INSULATION

TruTeam/Gale Insulation
360-694-3030

INTERIOR CLEANING

Priority One Cleaning
360-772-2343

INTERIOR DESIGNER

Aundra Designs & Co
406-360-9543

LANDSCAPE

GRO
360-727-5975

LOW VOLTAGE

Global Security &
Communications Inc.
360-693-1900

LUMBER

Builders FirstSource
360-574-4541

MIRRORS/ACCESSORIES

DT Glass, Inc.
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MIRRORS/SHOWER

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DT Glass, Inc.
503-650-6373

MOISTURE TESTING/ DRYING

Home Certified, Inc.
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PAINT

Sherwin Williams
Company
360-574-3463

PERFORMANCE

ICS Inspectors, LLC
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PLUMBING

JB Plumbing, LLC
360-931-8567

PLUMBING ROUGHIN

Ferguson Enterprises
503-484-2705

PORTABLE TOILETS

American Sani-Can
360-253-5225

SCREEN DOOR AND BI- FOLD DOOR INSTALL

Kraft Screens
503-855-3477

SIDING MATERIALS

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Company
503-635-3693

James Hardie
888-542-7343

SOLAR

Sunbridge Solar
360-843-2592

STONE

Mutual Materials
360-573-5925

SURVEYING/STAKING

MacKay Sposito
360-695-3411

TRUSSES

Builders FirstSource
360-574-4541

VACUUM SYSTEM

Gary's Vacuflo, Inc.
360-574-1987

WINDOW COVERINGS

Skyline Window
Coverings
360-205-4050

WINDOWS

Pella
503-341-8465



HOME NO.

2

4,246 SQ FT

4 BEDROOMS
+ BONUS ROOM

4.5 BATHROOMS

STYLE:
Mountain Modern



TERRA VISTA

A stunning mountain modern custom home that combines contemporary design with the warmth and comfort of a country retreat in the city. Its asymmetrical roofline is supported by timber framing that combines a modern silhouette with timeless elegance of natural wood - blending sophistication and warmth. Ample windows capture views of Mt. St. Helens and the surrounding hills, as natural light floods the open living spaces.

The main level features both primary and guest suites, providing privacy and accessibility for all, while the upper level features flexible loft space that overlooks a

green roof bringing the outdoor feel to an upper level room, two additional suites, and a covered deck. Return to the main floor, walk through the vaulted great room and step outside onto the timbered outdoor living space to relax, take in the views, or entertain with the full outdoor kitchen.

Terra Vista is a shining example of how Cascade West can bring a client's unique vision to reality, combining the essence of a mountain retreat with the convenience of a close-in location, with architecture, floorplan and finishes that offer equal parts elegance and accessibility, this home is truly something to admire.



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,

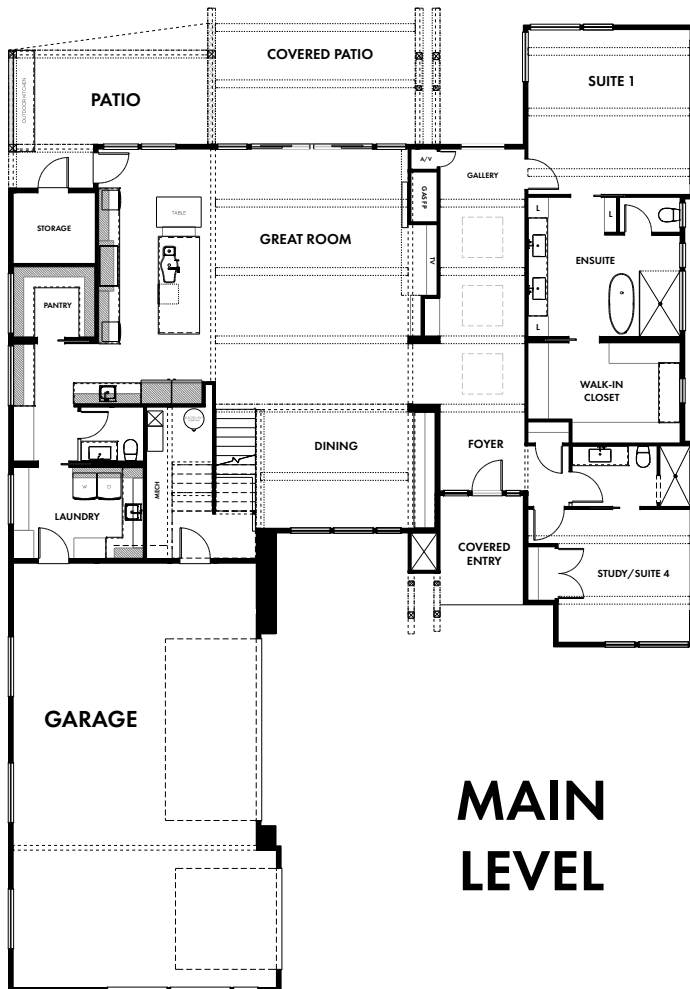
we are here for you. We have built 1,400+ custom homes over the course of the last 30+ years and have earned 50+ industry awards.

RON WAGNER,
JASON STENERSEN,
BRENT KALLIAINEN
360-887-2226

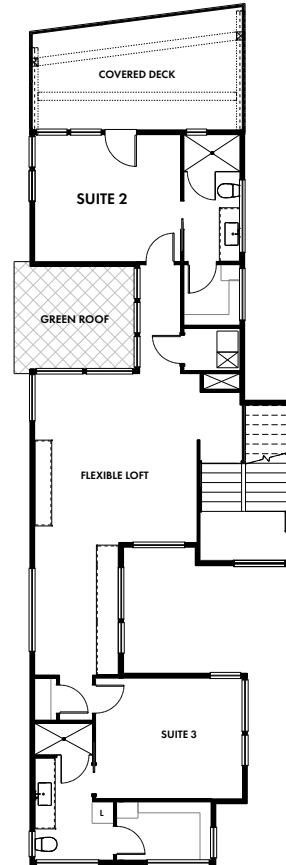
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HOME HIGHLIGHTS

- CONVENIENT PRIMARY & GUEST SUITE ON MAIN LEVEL
- OPEN DESIGN THAT FEATURES A GALLERY THAT TELLS A STORY
- FLEXIBLE LOFT SPACE & LOTS OF NATURAL LIGHT OVERLOOKING A GREEN ROOF
- DIRECTIONAL VAULTS WITH STAINED BEAMS BOTH INSIDE AND OUT
- CUSTOM RV GARAGE TO ACCOMMODATE MERCEDES SPRINTER RV
- 500 SQ FT TIMBERED OUTDOOR LIVING AREA FEATURING AN OUTDOOR KITCHEN



MAIN LEVEL



UPPER LEVEL

BEHIND THE SCENES

APPLIANCES

Ferguson
503-484-2705

CABINETS

Northwood Cabinets
360-314-2446

CONCRETE & FLATWORK

LazerCrete, Inc.
360-254-0581

DRYWALL

NCD, LLC
360-798-1553

ELECTRICAL & LOW VOLTAGE

Kammer Electric
360-773-6882

ENGINEERING

Green Mountain
Structural Engineering
360-818-7227

EXTERIOR DOORS & TRIM

Western Pacific Building
Materials
503-224-9142

FIREPLACES

Fireside Home Solutions
503-684-8535

FLOORING & COUNTERS

Macadam Floor & Design
503-246-9800

FOUNDATION LABOR

Kaski Koncrete Inc.
360-608-8782

GARAGE DOORS

Performance Building
Products
360-694-2338

GAS PIPE & BBQ

Lakewood Contractors, Inc.
360-953-1712

HOME DESIGNER

Cascade West
Development
360-887-2226

HVAC

All Around Mechanical
360-284-1424

INSULATION

RH Insulation
360-892-2285

INTERIOR DESIGNER

West Haven Design
360-907-1011

LIGHTING

Globe Lighting
Fixture Co.
503-221-1919

LUMBER & TRUSSES

Builders FirstSource
360-574-4541

MIRRORS/

SHOWER DOORS
Top Shelf Closets
360-953-1690

PAINT

Sherwin Williams
503-670-0152

SIDING

Straightline Exteriors
360-718-8694

SPRAY FOAM

INSULATION
RH Insulation
360-892-2285

VACUUM SYSTEM

Premier Central Vac
503-387-3600

WINDOW COVERINGS

Skyline Window
Coverings
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WINDOWS

TroyCo Windows
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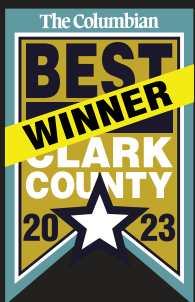
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HOME NO.

3

4,426 SQ FT

4 BEDROOMS

+ OFFICE

+ THEATRE ROOM

3.5 BATHROOMS



VIVID

Welcome to "Vivid," designed to unite multiple generations with spacious gathering areas while preserving individual privacy and separation when needed.

Clean lines and a contemporary aesthetic are a continuous thread throughout the build, balanced with warm wood tones and an abundance of natural light. Three covered outdoor living spaces, an outdoor kitchen, and a private patio retreat with wood burning fireplace all take full advantage of mountain and park views to the east.

Most of the living space in the home is on the main floor, including the primary suite and a spacious secondary guest suite, each with personal patios. Other features include a 10'

contemporary white oak front door, 14' double waterfall quartz kitchen island, 100-bottle glass-enclosed wine storage, and a 15'x10' nesting door blending the great room and outdoor living into one flowing entertaining space.

The upper floor boasts a theater and music room with a state-of-the-art digital projector, THX sound, as well as soaring ceiling vaults in both bedrooms.

Eye-catching textures and design details are abundant, from tile accent walls to wood slat paneling to Hemlock tongue and groove ceilings in almost every room.

We've designed this home with a meticulous eye and hope you enjoy it as much as we do.

Meet the Builders



Since our start in 2011, Kingston Homes has successfully embraced and encouraged a teamwork approach. Our exceptional group of dedicated professionals has a passion for excellence and cutting-edge design. With shared core values, our team has developed an atmosphere of trust and partnership. From the initial discovery meeting with a client, we're listening. We work in tandem, from floor plan development all the way to completion, to bring a collaboration of ideas to fruition. Though the concept of building a home can be intimidating for many, we strive, through organization

and open communication, to simplify the process. We're there every step of the way. It's an honor to welcome you to Kingston Homes' luxury community, Ashbury of Felida, the site of the 2023 Gro Parade of Homes. We warmly invite you to tour our featured home, "Vivid," showcasing our commitment to teamwork and excellence in all that we do.

KINGSTON HOMES

360-521-7565

chris@kingstonhomesllc.com

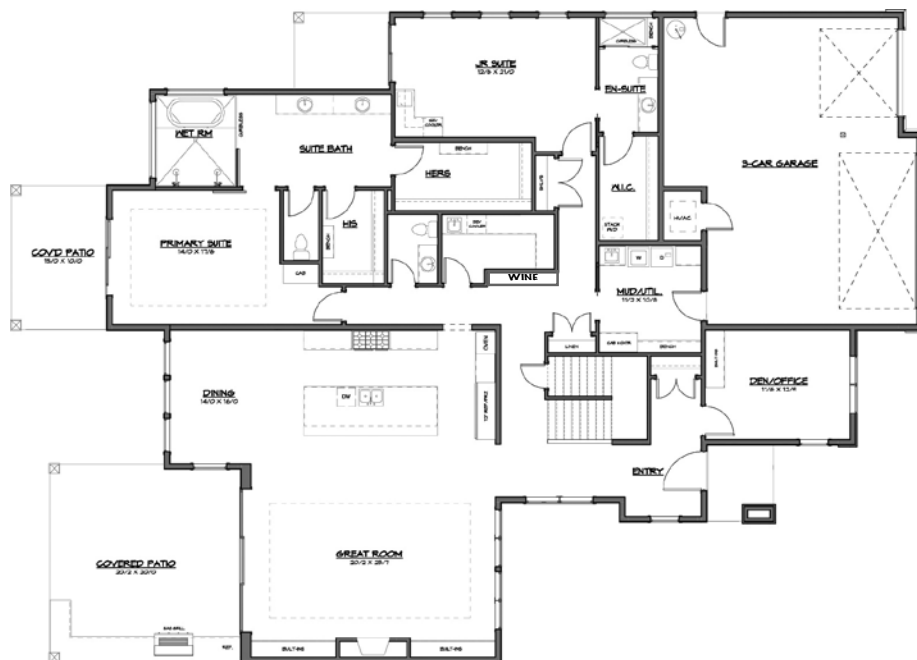
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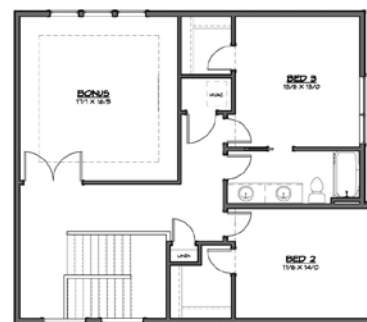
HOME HIGHLIGHTS

- VAULTED ENTRY AND UPPER FLOOR W/10'-12' CEILINGS THROUGHOUT
- GOURMET KITCHEN FEATURING 14'X5' ISLAND AND BUTLER'S PANTRY
- 100-BOTTLE, CONDITIONED, GLASS WINE STORAGE
- SLAB/TILE ACCENT WALLS AND WOOD T&G CEILINGS THROUGHOUT

- 620 SQ.FT. OF COVERED OUTDOOR LIVING SPACE W/ OUTDOOR KITCHEN, FOUR GAS FIRE BOWLS, AND ZEN PATIO WITH WOOD BURNING FIREPLACE
- THEATER/MUSIC ROOM WITH STATE-OF-THE-ART DIGITAL PROJECTION AND THX SOUND
- SPACIOUS GUEST SUITE WITH A PRIVATE COVERED PATIO AND GARDEN



MAIN FLOOR PLAN - 3,325 SF



UPPER FLOOR PLAN - 1,101 SF

BEHIND THE SCENES

APPLIANCES AND LIGHTING

Ferguson Enterprises
503-222-1144

BATH ACCESSORIES AND GLASS

You & I Construction, Inc.
360-600-4170

BUILDING MATERIALS AND WINDOWS

Parr Lumber
360-857-5061

CABINETRY

Northwood Cabinets
360-314-2446

CONCRETE

CalPortland
360-836-1710

CONCRETE FLAT WORK & RETAINING WALLS

EM3 Concrete
360-608-5551
Additional Flatwork
Lazercrete
360-601-1705

DRYWALL

Universal Drywall
Applicators
360-989-7321

ELECTRICAL

Dalco Electric
360-606-1911

ENGINEERING

Green Mountain
Structural Engineering
503-313-3011

EROSION

Above & Beyond
Hydroseeding
360-772-3345

ESCROW

Chicago Title
360-258-2072

EXCAVATION

Dan Tapani Excavating
360-600-0020

FENCING

Urban Fence Co.
509-378-7177

FINANCING

HomeStreet Bank
360-241-1160

FINISH CARPENTRY

Sustainable Carpentry
360-624-8364

FIREPLACE

Fireside Home Solutions
503-684-8535

FLOORING AND HARD SURFACES

Cascade
Flooring America
360-693-2313

FOUNDATION

Kaski Concrete, Inc.
360-608-8782

FRAMING

DayStar Construction
360-798-9802

GARAGE DOOR

Performance
Building Products
360-694-2338

GUTTERS

Augustine's Gutter
Service
360-573-4821

HARDSCAPE MATERIAL & STONE

Mutual Materials
360-573-5925

HVAC

Apex Air
360-953-5512

INSULATION

TruTeam/Gale Insulation
360-694-3030

INTERIOR DESIGN

Kingston Homes LLC
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LANDSCAPING

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HOME NO.

4

2,745 SQ FT

3 BEDROOMS

2 BATHROOMS

ADU

STYLE:

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We have been working with Alan Mascord Design Associates (Mascord) for over 20 years. They are a National Top 5 Home Designer located in Portland, Oregon. We are lucky to have them on our team. Our first Parade of Homes was in 2002. We worked with Mascord to design a single level home for Empty Nesters, we named it "Freedom". It represented the freedom you feel when you retire. It was a real hit.

Our 2023 Parade Home, the "Vienna Multi-Gen" designed with an Accessory Dwelling Unit (ADU) represents Freedom in a variety of ways:

- He and She spaces—sometimes you just need them.
- Have trouble sleeping—not with this plan.
- Watch different television shows than your spouse—got you covered.
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- Out of town guests—host them in style!!
- Boomerang Kid—sure.
- Provide care for a family member—you bet.
- Future proof yourselves with potential in home care—yep that's what I want.
- Provide extra rental income—our clients have rented out the ADU space for around \$1500/mo.
- Winter Travel—of course—have someone stay in ADU while you enjoy your travels.
- Live together with a family member to help with affordable housing costs—yes.

The "Vienna Multi-Gen" is the perfect plan to accommodate us as life evolves.

Enjoy the show!



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This year marks our 34th year in Building and Focusing on the Empty Nester Buyer in Southwest Washington. Our Core Purpose is to be the best Empty Nester/Multi-Generational builder in Southwest Washington. We have an amazing team that is finely tuned in to serving our clients. Our Trade Partners have been working with us an average of 18 years. About a third of our work is on client's land or lots. We provide pre-purchase property analysis (feasibilities) at no charge. This helps our clients make better buying decisions for potential property purchases. Our process allows for seamless Customization so that every client gets what they want on a budget they understand. We have an Excellent In-House Interior Designer. She really helps take the stress out of the process of selections. She is our most popular employee!

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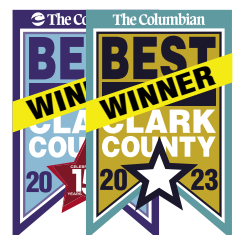
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Peter and Rachel Gecho, of Compass North Development, are dedicated to the extraordinary. They are a full-service design and luxury home building team in Southwest Washington, dedicated to designing, building, and furnishing timeless luxury custom homes that are beautiful and high-quality, yet comfortable and effortlessly livable.





Peter and Rachel believe the true magic happens when the inspired vision of a homeowner meets the inspired vision of those capable of making that vision a reality. We have a genuine passion for what we do, creating homes that are more than simply beautiful spaces - we design, build, and furnish unique homes that are sophisticated, comfortable, and wonderfully livable through one vision and one objective for superior accountability and simplicity from start to finish.

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Photos by Iris Leonardo

Dare TO Dream

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Ashbury is a luxury hilltop community in the NW Vancouver, WA neighborhood of Felida, offering 10,000-16,000 SQFT home sites with panoramic mountain and territorial views, easy freeway access, and about 20 min from Portland, OR.

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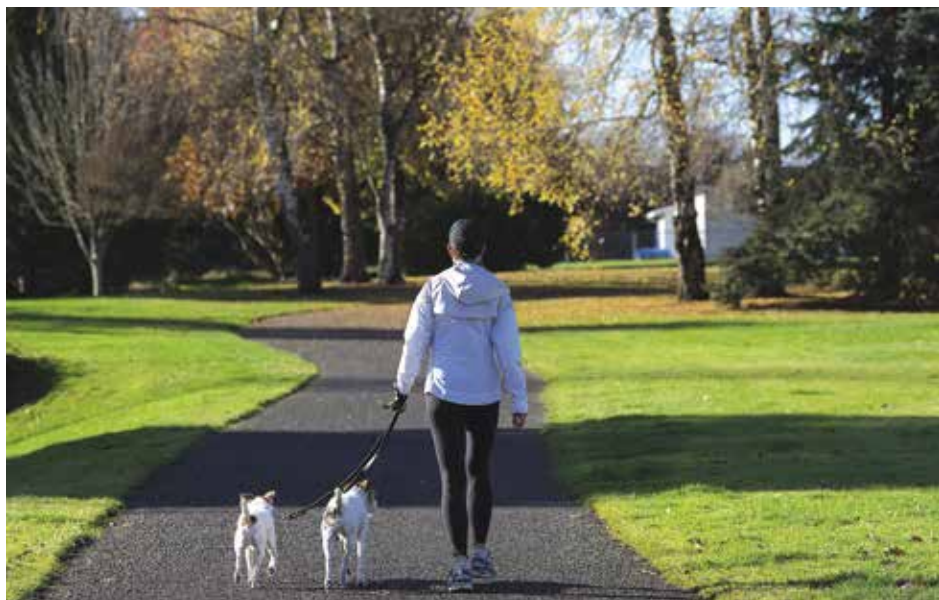
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FELIDA: A HIDDEN GEM



By The Columbian Advertising Department

Once a sleepy community of family farms in the tranquil countryside just north of Downtown Vancouver, Felida is now growing and thriving. This historic farmland community preserves its rural charm and slower pace while attracting new businesses and residents. The best thing about Felida is that it's growing into modern life, without getting too big, too fast. Old timers remember the area as the destination for blue school buses bringing children from miles around for berry picking. The little community of just over 8,000 residents is becoming a destination for diners, shoppers, and new residents. New home communities are springing up all around Felida, many now offering the popular modern one-level ranch style floor plans that provide versatile living options for people looking to upsize, downsize, and age in place. Felida neighborhoods are close knit, with parks, walkable areas, community events, and nearby family dining options.

The Shops at Erickson Farms is a retail center providing a local resource for shopping and dining, health and beauty, and other services to the surrounding and nearby communities, as well as office space leases for businesses. The nearby Felida Village retail center offers a smaller and more strollable experience, designed with a quaint, small town feel where residents and visitors from outside the community meet for coffee, enjoy a leisurely meal, shop and browse. Notably, Felida has hit the local map for foodies who come from near and far to dine-in or get take-out from the several fine eateries along Lakeshore Avenue.

Even with its business and residential growth, Felida preserves its open spaces and natural areas. The area has become an attractive community for new residents who want to be near parks and natural areas while also within easy reach of big city life and events. Encircled by the tranquil waters of Vancouver Lake, Lake River, and Salmon Creek, Felida is a nature lover's dream with plentiful outdoor activities like kayaking and paddle boarding, boating and fishing, bird watching and wildlife observation, hiking, biking and more. Salmon Creek Greenway Trail, accessible at the Felida Bridge, is a scenic natural getaway with a 3-mile paved trail popular with walkers, joggers, cyclists, and wildlife observers. Other natural community resources accessible near Felida are the Shillapoo Wildlife Area to the west and Whipple Creek Regional Park to the north.

Parks and schools are a vital part of a healthy community. Felida keeps its community spirit alive with annual festivals, events and sports at Felida Community Park. With ball fields, a large playground and picnic shelters, the park is a social hub and source of community pride. Near the park, the original 1896 schoolhouse still stands as a reminder of simpler times. Today, school age Felida children are served by Felida Elementary, Thomas Jefferson Middle School, Columbia River High School and other quality Vancouver School District programs.



Ashbury Homes is a new luxury home community in Felida with 30 custom home sites. This Kingston Homes development sits atop a hillside with breathtaking mountain and territorial views. The 10,000 to 16,000 square-foot custom home sites are perfectly suited for those seeking a luxury lifestyle in a rural area. The sprawling one-level and main floor primary suite floor plans are designed to accommodate a variety of living needs.

Southwest Washington is rich with popular winemakers, and Ashbury is within minutes of many of them for spending the day wine tasting and enjoying live entertainment. For nature lovers, Ashbury's proximity to parks and trails is ideal. Cougar Creek Woods & Trail, Felida Community Park, and Salmon Greenway Creek Trail are all minutes away. Whipple Creek Regional Park is just a short distance if horseback riding is your passion.

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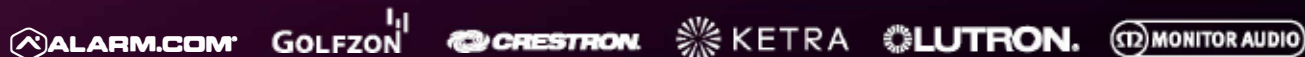
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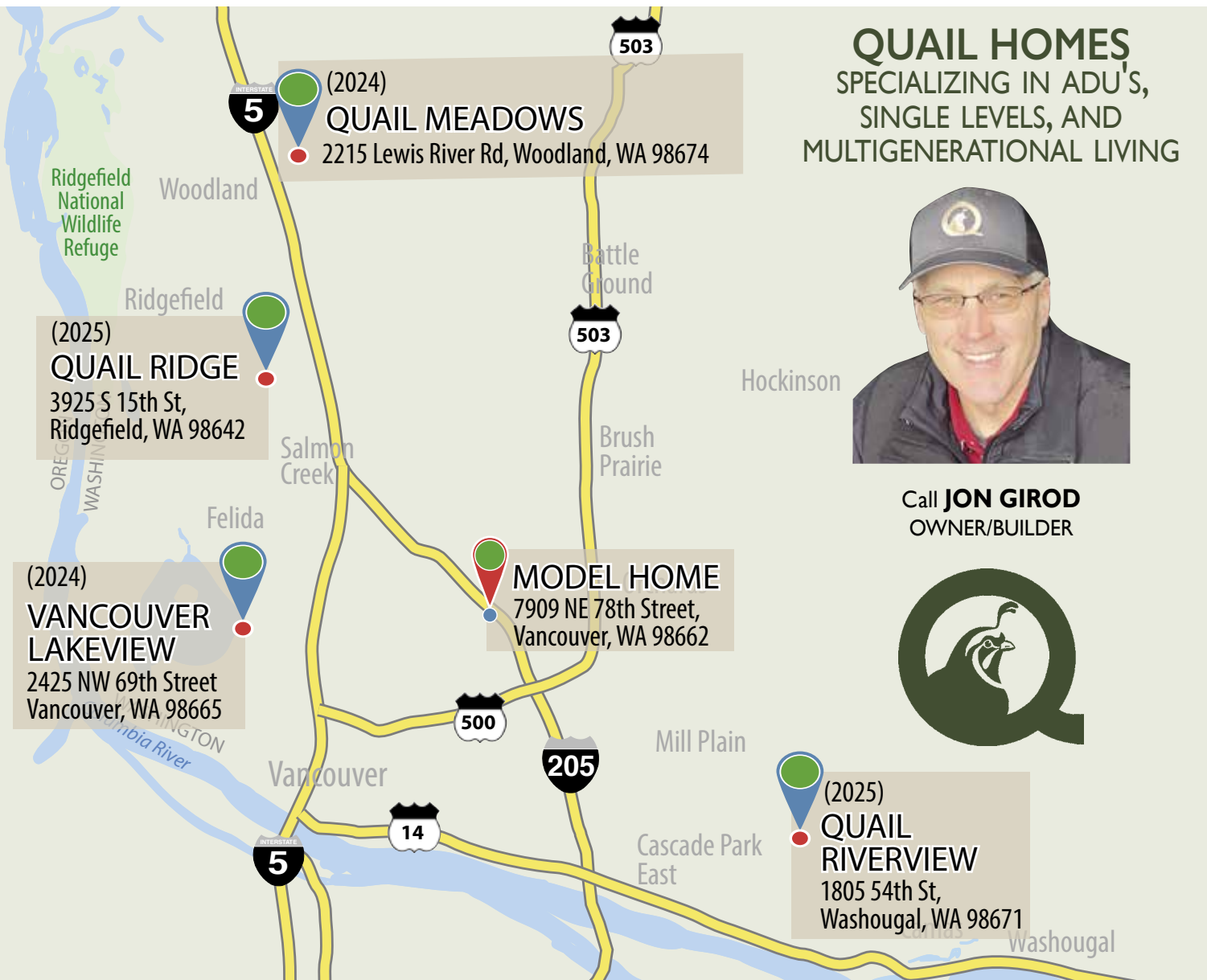
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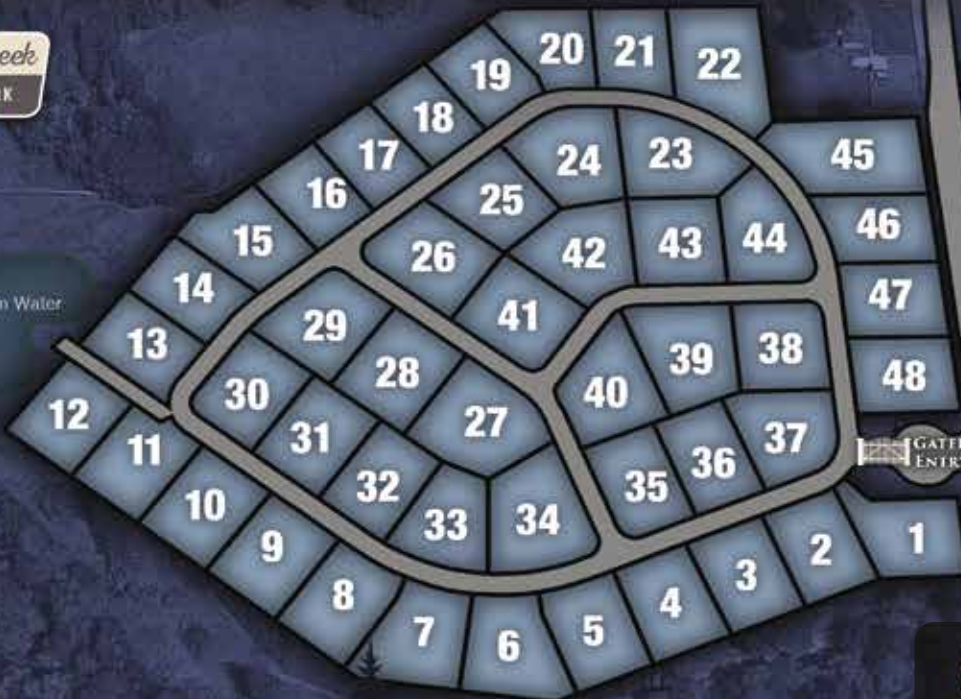
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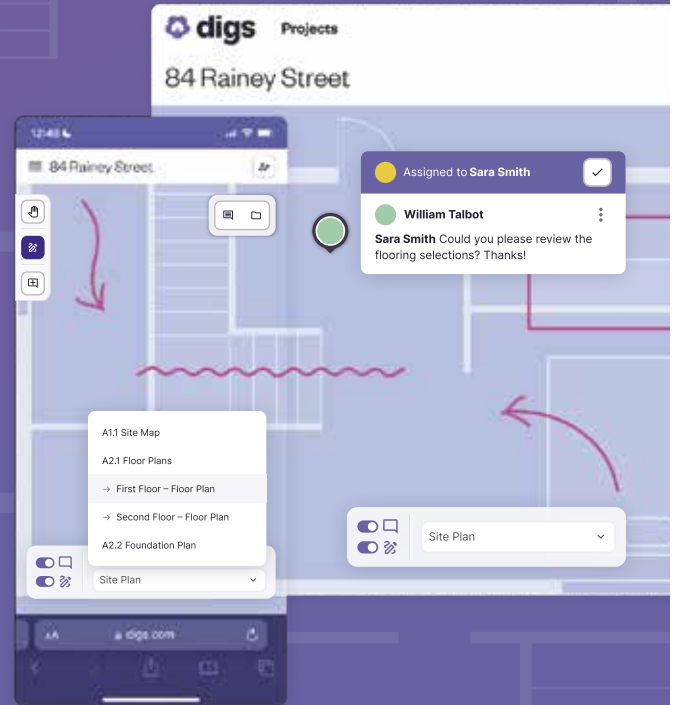
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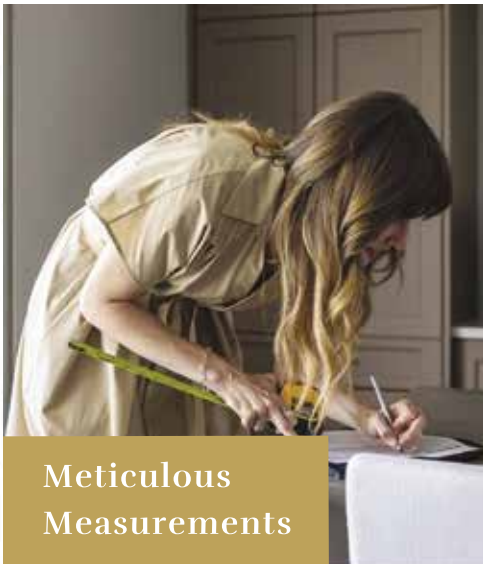
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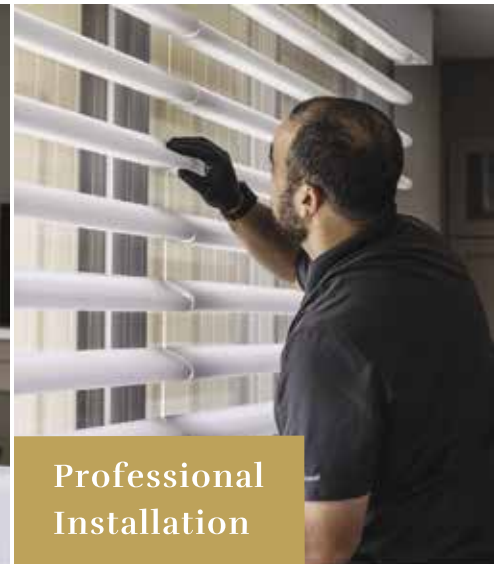
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Remember when the terms “cable-ready” and “internet-ready” were considered a selling feature for a home? Look at how far we’ve come with technology! Now we can have “smart homes.” Smart home systems are continually evolving to include benefits beyond just luxury and leisure and are now for practical uses such as safety, accessibility, energy savings, and general convenience for a busy household. The earlier generations of smart home systems required professional installation but now many smart home upgrades can be done with just a smart phone, a Wi-Fi connection, and a little bit of patience to follow set up instructions.

Smart home companion apps can be programmed with commands to perform routine actions on a schedule such as adjusting your smart thermostat to reduce your energy bill and smart lighting for safety when you get home. If you have a garage door that members of your household forget to close at night, a smart home companion app can be programmed to automatically close a smart garage door at a certain time every night. For someone with limited physical mobility, there are many benefits of smart home technology to enhance their quality of life with systems controlled by voice and smart phone apps.

The top companion apps on the market in today’s smart home technology include, Google Assistant, Amazon Alexa, Apple HomeKit (with Siri and Apple Watch), IFTTT (a service that many top smart home brands support), and Matter (a newer rollout that meets interoperability standards for connecting gadgets).

There are so many options on the market to upgrade your home to today’s smart technology. You can pick and choose what suits your needs and lifestyle. And even better, you can do it yourself!

Smart Devices for Your Home



SMART THERMOSTAT:

This is a thermostat that can be controlled with a phone, tablet, smart speaker, or another internet-connected device. Smart thermostats allow you to schedule your desired temperature settings, and you can incorporate them into home automation systems. They also tend to feature sleek, modern designs — which are a vast improvement over the clunky rectangles offered by traditional thermostats.



SMART VACUUM:

A smart vacuum has the ability to connect to Wi-Fi or has its own internet source. This means that you can connect via an app on your mobile phone. Through this app, you get information about the progress of the cleaning process. Smart vacuums also differ from one another. In general, the more advanced the model, the more you can adjust or control via the app.



SMART VIDEO DOORBELL:

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when it senses motion, a person, or when the doorbell is pressed. It's handy against package thieves, accepting deliveries when you're not home, and you can always check on what's happening through a live feed. Ring isn't the only company offering smart doorbells, but it remains one of the most well-established and reasonably priced options.



SMART PLUG:

Smart plugs are a simple way to automate your wired devices. All you must do is plug it into an outlet and connect it to your Wi-Fi network by following the directions in the compatible app on your phone or tablet. You simply plug a wired appliance, like a lamp or a fan, into your smart plug and you'll now be able to control them on your phone from wherever you are.



SMART SPEAKER:

A smart speaker is a voice-activated device, where a virtual assistant helps you with everyday tasks. For example, Amazon's smart speakers use Alexa. When you ask questions, such as “What is the outdoor temperature today?” she will respond. A smart speaker typically has several other features that include playing music, scheduling appointments and controlling other smart home devices in the house.



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