PARADE of Homes
presented by DeWils & HomeStreet Bank

September 6 - 22
10am - 7pm

2019

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Southwest Washington’s finest home show is perched atop Prune Hill this year with a commanding view of the Columbia River and Mt. Hood. The Building Industry Association of Clark County (BIA) is pleased to host our annual showcase at Dawson’s Ridge in the delightful city of Camas for the second year in a row.

In addition to the stunning properties you expect from the NW Natural Parade of Homes, this year’s event also features an incredible remodel project for the first time in its 42-year history. There will also be a virtual realty house, that showcases the latest in technology available for new home buyers to see the house before it is built.

During your time at the show you will experience the results of Clark County’s finest artisans giving their lavish attention to every detail. The result is an unapparelled collection of homes, each with very unique style, and all overflowing with the latest in smart home technology, design trends and outdoor amenities.

A DAY AT THE NW NATURAL PARADE OF HOMES will provide you with excellent inspiration for your own home and ideas for the future if you plan to build a new home. The NW Natural Parade of Homes runs from September 6 to 22 (closed Mondays and Tuesdays). Visit ClarkCountyParadeOfHomes.com for show hours, directions, parking and special event info.

WHILE YOU MAY KNOW US FOR OUR HOME SHOWS, the BIA and its members are busy all year long making the American Dream of home ownership a reality for the citizens of SW Washington, while providing thousands of jobs that are vital to our local economy.

WE’D LIKE TO EXTEND A SPECIAL THANKS TO THE MANY COMPANIES AND INDIVIDUALS who lend their personal touch, as well as their time and talent, in creating this showcase of fine construction. We would also like to thank you for being our guest. Enjoy your time at this year’s NW Natural Parade of Homes presented by DeWils & HomeStreet Bank—the views are amazing and so are the homes!
Schedule of Events

Thursday, September 5 – V.I.P. Night
Time: 5:00pm - 8:00pm
Sponsored by: Parr Lumber, Biggs Insurance, Olson Engineering, Ferguson, Jordan Ramis PC, NW Natural, Beverage Tent sponsored by Chicago Fidelity National Title. 21 & Over only and prepurchased tickets required.

Friday, September 6 – Opening Day
Time: 10:00am - 7:00pm

Monday, September 9 and Tuesday, September 10
SHOW CLOSED

Wednesday, September 11 – Half Price Day – $6 ADMISSION
Time: 10:00am - 7:00pm
Sponsored by Lifetime Exteriors

Thursday, September 12 – Builder and REALTOR® Day
Time: 10:00am - 7:00pm
Sponsored by Umpqua Bank, Hosting Sponsor WFG Title, Supporting Sponsor Gary’s VACUFLO Builders & REALTORS® get in free with business card and photo ID all day.

Thursday, September 12 – Builder and REALTOR® Reception
Time: 4:00pm to 6:00pm
Food Sponsored by RMLS
Builder & REALTOR® Reception 4pm to 6pm, RSVP required at https://biaclarkcounty.webconnex.com/rsvp

Saturday, September 14 – Hero Day
$3 Discount for Veterans and First Responders with ID
Time: 10:00am - 7:00pm
Sponsored by First American Title Insurance Company

Sunday, September 15 – Family Day
Sponsored by iQ Credit Union
Enjoy family friendly activities from 11:00am to 2:00pm

Monday, September 16 and Tuesday, September 17
SHOW CLOSED

Wednesday, September 18 – Half Price Day – $6 ADMISSION
Time: 10:00am - 7:00pm
Sponsored by Utmost Property Management

Thursday, September 19 – Design Day
Time: 10:00am - 7:00pm
Meet designers in the homes during this day.

Sunday, September 22 – Closing Day
Time: 10:00am - 7:00pm
FINAL DAY OF THE SHOW
Don’t Miss Your Chance to See These Gorgeous Homes!

For more information:
www.ClarkCountyParadeOfHomes.com // 360-694-0933 // danielle@biaofclarkcounty.org
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11 Lot Luxury subdivision located in the hills of Camas. Historically known as Fern Prairie, this area north of Lacamas Lake and Grove Field (Camas’ municipal airport) maintains its rural charm but yet is very close to all major urban services. Beautiful farm and timberland meet at Fern Prairie and this area is considered by many as a hidden gem in ever growing Clark County.

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WHAT INSPIRES AND INFLUENCES YOUR WORK? New and innovative design. I love clients who think outside the box and come up with unique ideas for us to make a reality.

WHAT ARE THE MOST IMPORTANT ELEMENTS OF A SUCCESSFUL BUILD TEAM? Putting the right players together that share the same common goal of getting the job done with quality and integrity.

WHY DO YOU THINK YOUR CLIENTS CHOSE YOU AS THEIR BUILDER? Clients choose me because they connect with my knowledge and passion. I can help make their dream home a reality; a space built with care that’s truly all custom to satisfy their needs, and lifestyle.

WHAT DO YOU WISH OTHERS KNEW ABOUT YOUR COMPANY? How much hard work goes into building their home that they’re not ever aware of. I believe in a high level of management and attention to detail. Every home has a million parts to put together. It takes many years of experience to do it well.

WHAT ARE SOME OF YOUR FAVORITE TRENDS IN NEW CONSTRUCTION? Outdoor living space has become a real norm. It’s fun to create these spaces for a family to enjoy.

WHAT MAKES YOU MOST PROUD TO BE A BUILDER? The satisfaction of a job well done and the fact that a family will be enjoying their new home and making memories for years to come.

HOW DO YOU DEFINE A PARADE HOME? A Parade home should be the best of the best in construction. It should illustrate unique design that takes advantage of all the features and views a building lot offers. The homes should be a reflection of what the builder can do, and highlight new innovation taking place in the industry.

WHAT GOT YOU STARTED IN CUSTOM HOME BUILDING? In my youth, working as an electrical apprentice, I was infatuated by the grand custom homes I worked in. The Northern California Bay area where I grew up has many unique and innovative homes. I discovered I enjoyed designing floor plans and helped my clients with their plans. It’s most enjoyable to start with a blank paper and end up walking through a finished home.

HOW WOULD YOU DESCRIBE YOUR BUILD STYLE? I enjoy building many different home styles. One of my favorites is the Lodge style. I like large windows, timbers, and stone. I prefer using real natural materials when possible.
Q + A

WHAT INSPIRES AND INFLUENCES YOUR WORK? Turning a client’s imagination into a functional home to complement their lifestyle. And the challenge of building a dream home on any budget.

WHAT ARE THE MOST IMPORTANT ELEMENTS OF A SUCCESSFUL BUILD TEAM? Providing full spectrum service; from the design, sale, project management, products and vendors, and the warranty afterward. We stand behind the work we do. All the contractors we partner with provide a warranty on the work they perform as well.

WHY DO YOU THINK YOUR CLIENTS CHOSE YOU AS THEIR BUILDER? Many clients saw our homes in a previous tour and put Cascade West down as the builder they know can make their dream a reality. Many realtors and builders have seen our homes, which has given us an incredible reputation in the 28 years we’ve been in operation.

WHAT DO YOU WISH OTHERS KNEW ABOUT YOUR COMPANY? We build a ton of homes on estates and acreage. About 30% of our homes are acreage builds in addition to our high-quality subdivisions. We have the experience and resources for all aspects of acreage; timber clearing, road installation, power lines - you name it.

WHAT ARE SOME OF YOUR FAVORITE TRENDS IN NEW CONSTRUCTION? Larger indoor/outdoor living and dining areas with extensive covered space. Blended living spaces are featured in both of our Parade homes and many of our personal homes. They’re a wonderful addition that anyone can enjoy.

WHAT MAKES YOU MOST PROUD TO BE A BUILDER? The joy that comes from our clients after experiencing a refined home and living spaces filled with simplistic convenience. They come to us with specific needs, aging parents or children with disabilities, and want a tailored space to suit them. Being able to make those dreams a reality is always rewarding for us, especially years later when the solution has proven timeless.

HOW DO YOU DEFINE A PARADE HOME? A Parade Home is the epitome of design and execution. It encompasses and compliments the homeowner’s lifestyle seamlessly, starting with a thoughtfully designed floor plan that underscores the best aspects of the location. We try to incorporate a new feature each year, but it’s all about our client's wants. Each one had some great ideas, allowing us to build two very cool, unique homes.

WHAT GOT YOU STARTED IN CUSTOM HOME BUILDING? At the beginning we weren’t a custom builder, and we gave the clients options no one else did. Now we do mostly custom work, even in subdivision homes.

HOW WOULD YOU DESCRIBE YOUR BUILD STYLE? Diverse. We always adapt to the specific style of our clients. We often do many NW Transitional, but also Modern, Contemporary, Tudor, Craftsman and Farmhouse. Whatever style our clients want, we can create. Our style always reflects the client’s vision. After all, our dream is building yours.
Q + A

WHAT INSPIRES AND INFLUENCES YOUR WORK? Art! We love the creative process. Taking something from nothing and making a space people will reside in based on the client’s vision is a real treat.

WHAT ARE THE MOST IMPORTANT ELEMENTS OF A SUCCESSFUL BUILD TEAM? Clichés like experience and quality, but also self-awareness, and the willingness to be creative and flexible to get the best results. We are not set up to make a product and repeat it, we build a unique home every time regardless of the price point.

WHY DO YOU THINK YOUR CLIENTS CHOSE YOU AS THEIR BUILDER? Our clients are very savvy and know what they want. We were able to do what they wanted in the time they wanted with extreme transparency, which is why most of our business is from referrals.

WHAT DO YOU WISH OTHERS KNEW ABOUT YOUR COMPANY? I wish people knew we can do Cape Cod, Traditional, Prairie, Northwest Contemporary, Craftsman, and any other architectural style the client can imagine.

WHAT ARE SOME OF YOUR FAVORITE TRENDS IN NEW CONSTRUCTION? Eclectic use of color and mixed metals; not everything matching. People are pushing the boundaries with styles, especially hybrids, like the Modern Farmhouse which is so popular these days. A mix of Northwest timber style with contemporary angles in a more modern home, bringing industrial touches to a Craftsman style home.

WHAT MAKES YOU MOST PROUD TO BE A BUILDER? Seeing the satisfaction that our team gets from delivering a home to a client. We develop lasting relationships with our clients that we are very proud of.

HOW DO YOU DEFINE A PARADE HOME? A large scope of work, in a short period of time. Extreme amount of detail, an original design, original concept, something we’ve never tried before with features that are trending in the home design world. Including a special project, like a media or craft room, or other special amenity. The most important part of a Parade home is the team, including us as the contractor, the designer and a host of contributing companies that make this all possible.

WHAT GOT YOU STARTED IN CUSTOM HOME BUILDING? We previously worked for a production builder. Clients constantly asked for flexibility and changes in the design. When you build a home the only compromise should be your budget. Custom homes are a lot more entertaining and thought provoking to build. Instead of building the same box house for each customer, we collaborate Pinterest boards with nearly all our clients to make sure we know exactly what they want.

HOW WOULD YOU DESCRIBE YOUR BUILD STYLE? Personal. We are a small company, we all stay engaged in the build from start to finish; we are there through the whole thing, making it personal, rather than transactional. Every home is different, so we are open to all kinds of new ideas in home design.
WHAT INSPIRES AND INFLUENCES YOUR WORK? We feed off the positive energy of our clients. We build their dream home. Seeing the excitement of our clients is rewarding. At the end of the day we want to be able to have dinner with our clients and see their smiles.

WHAT ARE THE MOST IMPORTANT ELEMENTS OF A SUCCESSFUL BUILD TEAM? Communication is key. Most of the projects in the Parade of Homes should take longer than a year, but through rigorous scheduling of subcontractors, these homes can be built much faster. About 85% of our Parade home is a remodel, including the plumbing, HVAC, and electrical. We’ve added a mud room and guest bathroom where the previous dining room was located. A new garage with two guest rooms above has been built and tied in with the existing home; it’s functionally a new house. What should have taken six months was done in three, without cutting any corners or sacrificing quality.

WHY DO YOU THINK YOUR CLIENTS CHOSE YOU AS THEIR BUILDER? Morall Olson has shown great talent bringing his blacksmithing background to create custom wood pieces. We are able to make custom details to a home that far exceed the typical builder in the area, from custom forged door knobs and brackets to hand-carved wood furniture.

WHAT DO YOU WISH OTHERS KNEW ABOUT YOUR COMPANY? We are able to incorporate any material, both structural elements or art pieces. Last year’s Parade home built by Morall included a major rock fireplace as part of the outdoor space. Morall was able to forge a large poker for his client.

WHAT ARE SOME OF YOUR FAVORITE TRENDS IN NEW CONSTRUCTION? Exposed materials are becoming more popular, like indoor timber framing, exposed steel or other materials. Our Parade remodel has exposed metal beams, that were not there previously. We’ve also added new wood finishes that complement the existing exposed timber.

WHAT MAKES YOU MOST PROUD TO BE A BUILDER? We are a true custom home builder. We sit down with our clients and ask about how they live and how they see themselves in their home, and develop a floor plan from that. We aren’t taking a set of plans off the shelf, we are starting from scratch to make a truly one of a kind home for our clients. We will customize everything down to the furniture, brackets, doorknobs, you name it, we can create it.

HOW DO YOU DEFINE A PARADE HOME? A Parade home should answer questions for visitors: What does the fit and finish of a 2019 higher end home look like? The tour gives them the opportunity to know what elements are being added to homes, without sitting down with a contractor.

WHAT GOT YOU STARTED IN CUSTOM HOME BUILDING? Paul Dennis has been around construction most of his life. Morall Olson has done both custom commercial and residential... Last year we both wanted something different, and we realized we could make some incredible homes together. Less than a year working and already we’re keeping very busy, but working with fewer homes to keep the quality as high as possible. 

HOW WOULD YOU DESCRIBE YOUR BUILD STYLE? We work with the client to find the style they want. So our build style isn’t focused on just “traditional farmhouse” or “modern.” We enjoy building the style our client prefers. We do tend to add a personal flair to the homes we build though, especially through custom-forged and hand-carved elements.
Camas
The place to live, work, learn, and play

Population
21,393

Land within the urban growth areas
1,962 acres

People per square mile
1,435

Residential density
among the least dense urban areas in Clark County

Parks
14

Trails
22 miles

North Shore
fastest growing area of Camas

Developments & improvements
Planned transportation improvements in North Shore Residential development in the Green Mountain area

Recreational facilities
4

County-owned open space and greenways
543 acres

450 acres city-owned open space

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We don’t see ourselves as a company that builds houses. We see ourselves as a company that builds communities. Neighborhoods designed to provide you a sanctuary away from the hustle and bustle of your busy life. A place for children to play and for your life to flourish. Where neighbors connect and memories are made. We are building a better life.

For more information about our Belz Place community in Camas, WA, please visit us online at www.pahlischhomes.com/belz_place
• Masonry fireplace goes up two stories  
• Stairs and landing look down into great room  
• Guest suite downstairs includes a full bath and walk-in shower  
• Downstairs features den with natural walnut built-in cabinets  
• Dining room includes painted built-in cabinets and wainscoting  
• Wet bar (or butler’s pantry) between kitchen and dining room  
• Workout room attached to master suite with rubber mat floors and mirror wall  
• Built-in bbq on back patio with quartz countertop under covered space in backyard  
• Black framed windows from Milgard against white trim for a clean Farmhouse look

With a large timber-frame front entry and black framed windows, this home is a great example of the modern farm style. From the front door, you can see through into the two-story great room with its massive masonry fireplace. The home features a full guest bedroom suite on the main level with a full bath. The kitchen is likewise designed for hosting, with a large basin sink, appliances by Wolf and Subzero, and a butler’s pantry between the kitchen and formal dining room. This energy efficient home also features a main floor den with full walnut built-ins by DeWils. Upstairs, attached to the master bedroom suite, is a unique workout room with rubber mat floors and one mirrored wall. Backyard outdoor living space features more incredible timber framing, as well as a covered patio, and quartz countertop with built-in bbq.
BEHIND THE SCENES

**APPLIANCES**
- Ferguson
  - Phone: 503-307-3581

**BARBECUE**
- Ferguson
  - Phone: 503-307-3581

**CABINETS**
- DeWils
  - Phone: 360-892-6300

**DESIGN**
- E-Drafting
  - Phone: 360-909-4582

**ELECTRICAL**
- Prairie Electric
  - Phone: 360-573-2720

**ENGINEERING**
- Green Mountain Structural Engineering
  - Phone: 360-600-6084

**EXCAVATION**
- Dan Tapani Excavating
  - Phone: 360-687-4427

**EXTERIOR DOORS**
- Builders FirstSource
  - Phone: 503-657-4555

**FIREPLACES**
- Lisac’s Fireplaces & Stoves
  - Phone: 503-261-1000

**FLOORING**
- Macadam Floor & Design
  - Phone: 503-246-9800

**FOUNDATION LABOR**
- Kaski Koncrete
  - Phone: 360-608-8782

**FRAMING & TRUSSES**
- Builders FirstSource
  - Phone: 360-574-4541

**FRAMING LABOR**
- Empire Framing & Structures Inc
  - Phone: 360-601-4552

**GARAGE DOORS**
- Performance Building Products
  - Phone: 360-487-0718

**GRANITE**
- Macadam Floor & Design
  - Phone: 503-246-9800

**GREEN CERTIFICATION**
- Swiftsure Energy Services LLC
  - Phone: 360-624-5523

**HARD SURFACES**
- Macadam Floor & Design
  - Phone: 503-246-9800

**HVAC**
- Service First Heating & Cooling
  - Phone: 360-591-7274

**INTERIOR DESIGN**
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  - Phone: 406-360-9543

**LANDSCAPE**
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**LIGHTING**
- Globe Lighting
  - Phone: 360-735-8042

**LUMBER**
- Builders FirstSource
  - Phone: 360-574-4541

**MASON**
- Walton Masonry
  - Phone: 360-449-5299

**MILLWORK**
- Builders FirstSource
  - Phone: 503-657-4555

**PAINT**
- Sherwin Williams
  - Phone: 360-694-7571

**PLUMBING FIXTURES**
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  - Phone: 503-283-3332

**PLUMBING**
- Merriman Plumbing
  - Phone: 360-892-8381

**ROOFING**
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  - Phone: 360-909-1288

**SOLID SURFACE/COUNTERS**
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Enjoy Two Unique Chances to Feel the DeWils Difference.

Step into fantasy with two uniquely different house projects featuring DeWils Fine Cabinetry, in the 2019 Parade of Homes. Dream big with Glavin Homes as you walk through their custom build. And learn about the process of the Forged Custom Homes remodel showcasing an incredible transformation.
This home is a striking example of the California Modern home style. With its flat roof, angled walls, and unusual Nichiha siding, it is possibly the most unusual home in the show and may be the only example of California Modern in Vancouver. The home takes inspiration from commercial buildings, including the Nike campus, but with a unique Indian flair. The owners have sourced many of the materials from India including natural marble countertops and backsplash, and a custom made, hand-carved door for the room housing the Puja shrine. The house has two master bedrooms, each on their own floor. Both include spacious baths and walk-in closets with built in cabinetry. The kitchen includes incredible modern cabinets made from acrylic and quarter-sawn walnut in the European style. A full-size fridge and freezer, as well as a pull-out pantry are all inset into the cabinetry, making the kitchen almost more a work of art than work space.
BEHIND THE SCENES

ARCHITECT OF RECORD
Antoinette Lettiere
708-280-2530

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Antoinette Lettiere
708-280-2530

CABINETS
Hayes Cabinets
360-772-5088

ELECTRICAL
Prairie Electric, Inc.
360-573-2750

EXCAVATION
Breaking Ground Excavation
360-798-1081

EXTERIOR DOORS
Henderson & Daughter
360-573-7402

FINISH WORK
Delano Richey Properties
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503-261-1000

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360-687-4648

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Ferguson Plumbing
503-283-3333

FRAMING & TRUSSES
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Minister & Glaeser Surveying
360-694-3313

GARAGE DOORS
Performance Building Products
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MILLWORK
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InteriorDesign

by Carrie McCampbell

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A home and a loan that are crafted around you.

Finding it difficult to find your dream home? Consider building one to your specifications. We can assist you with the opportunity and flexibility to construct and finance a place that you can really make your own. In fact, you'll only owe interest payments during the construction phase, then close with Flagstar once it's complete.

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jhill@flagstarentail.com

BRAD FISHER
Senior Loan Advisor
NMLS 116307
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TIFFANY ALEXANDER
Senior Loan Advisor
NMLS 115662
360.521.1723
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Separated by a courtyard and breezeway, this lot features both a main house and guest suite. At 2,725 sq ft it is the smallest property on the ridge, but this house, and its infinity edge hot tub with numerous cantilevers offering incredible views of the Columbia River. Working with a local Chinook artist, the home will include a totem pole as well as custom door handles and a custom interior screen wall. The home will feature exposed western red cedar decking, framing and custom built-in furniture. The front yard will include a water feature and beautiful natural landscape for added privacy. This property will include solar panels on the roof.

**Virtual Reality Home**

- Grand fireplace with totem pole wood carving from local artist from the Chinook Tribe
- Master bath with large tub and incredible views
- Custom build-in furniture, wood carvings, door handles and interior screen wall

**View the interior of the home in virtual reality:**

- Views of the Columbia River and Portland Metro from patio
- Rain chains from gutters flow into pond on the side of the property
- Solar panels on garage roof add energy efficiency
- Infinity hot tub and sunken fire pit with rounded seating on patio
- Western red cedar decking
- Overlapping water features and fully landscaped yard
- Home and deck both hang off the cliff face

*You are invited to return and view the fully finished and furnished home during the New Homes Tour in June 2020.*
BEHIND THE SCENES

APPLIANCES
Ferguson
503-222-1144

ARCHITECT OF RECORD
Antoinette Lettiere
708-280-2530

ARCHITECTURAL AND
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Current Home Technologies
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FLATWORK
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SMART HOME
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Proud to be featured in “NAKSHATRA” by Axiom Luxury Homes at the 2019 NW Natural Parade of Homes

VISIT OUR BEAUTIFUL SHOWROOM
Monday - Friday 8am - 5pm or by appt.

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The River’s Point features a breathtaking view of the Portland Metro skyline that glows and twinkles at night. This incredible view can be seen as soon as you open the front door, which opens to the great room, and sports views off the cliff at the edge of the property. These incredible views can be seen from nearly every room in the house, including the upstairs library with its observation deck. The home sports two outdoor spaces, a lower and upper deck, the first adding 1100 sq ft of additional covered space and connected to the great room via 3 oversized accordion doors that can be effortlessly opened to combine the spaces into an even greater room for hosting. The upper deck is made of waterproof membrane and is partially covered to offer more incredible views. Beside the great room is the chef-inspired kitchen with a giant quartz island, and a walk-in pantry.
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Built for both relaxing and entertaining, this family home features traditional elements with a contemporary feel. From the street, the house is an eye-catching work of art with paint-washed brick reclaimed from an old library. It has a gorgeous sand-finished concrete courtyard with overhanging porte-cochere, which conveniently leads into the expansive, upscale pantry. From the entryway, guests will be wowed by the 20 feet high ceilings through the dining room and great room, each featuring accordion style panoramic doors which allow full access to the outdoor living space in the back. This large covered space includes an outdoor kitchen with grill, side burner and storage alongside a granite countertop. Upstairs features a media room complete with an 82 inch TV, Dolby Atmos theater system, and powered blackout shades over the windows that can be controlled via smartphone. Built-in dog dens, along with a large downstairs space for creating art and more, make this home a place for fun, and a must see in the show.
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Thank you to all of our Vendors and Sub Contractors for all your hard work on our entry into the NW Natural Parade of Homes.

John Colgate | 360-989-6316 | affinityhomesllc.com
Forged Homes is lucky enough not only to have the only remodeled home on the tour, but the first home remodel featured in a Parade of Homes. Morall Olson, business partner at Forged Custom Homes, brings his 30+ years of Custom home building experience as well as this is his Sixth Parade house.

A remodeled home offers a lot more for those on the tour, as this house represents an altered canvas, something that could be accomplished in their own home. Some of the changes made are harder to see, like a replaced HVAC system, new plumbing and electrical, but they make a huge difference to the livability of the home. Other changes are far more noticeable, like the custom wood entryway with timber and steel beams and entirely new kitchen. The previous 1 car garage was demolished and replaced with a larger structure that can fit 3 cars, and above includes over 900 sq ft of additional living space, with two bedrooms and a Jack and Jill bath. Care was taken to match the new structural elements to the previous look of the house, keeping the beautiful French Chateau aesthetic as unaltered as possible. Although it isn’t a new build, it is a very worthy home for the show.

- Only remodeled home in the Parade
- French Chateau style with striking red tile roof
- Front entry includes live timber beams and exposed steel
- Exterior walls include stonework, stucco, and bat and board wood
- Entirely new kitchen with new appliances, cabinetry and stone countertops
- 1 car garage demolished and replaced with new 3 car garage
- 2 rooms and Jack and Jill bathroom above new garage over 900 sq ft
- Converted the previous dining room into a mudroom
- Front entry features custom wood piece with the client’s initials
- New HVAC, plumbing and electrical through entire home
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THE AURORA

Just like the River’s Point, the Aurora includes 3 large accordion doors, which when opened, combine the massive 1,500 sq ft great room with the 850 sq ft covered deck, which, unlike the River’s Point, includes a pool. This home was designed for family, which means it has lots of amenities for kids not seen in other homes in the show. An indoor sauna and changing room lead out to the in-ground Mediterranean blue diving pool. If the weather is too cold for swimming, the large recreation room offers shuffleboard, darts and movies, while a dedicated arcade room was built around 3 retro gaming machines from an old arcade. If you’d like something more active, the spacious garage sports a full regulation indoor retractable batting cage, and a regulation half-court basketball court with removable floors. The home also features a workout room with a custom aluminum and glass garage-style door to allow natural breezes while you get fit. This home is packed with so many fun activities the kids will never want to leave!

- 3 large accordion doors opening great room to the back deck
- Massive 1,500 sq ft great room/kitchen/dining room opens to 850 sq ft deck
- Natural wood beams in kitchen and great room
- U-shaped gourmet kitchen with butler’s pantry with additional walk-in pantry
- 14-foot ceilings throughout great room
- Arcade room, built around retro gaming consoles found in old arcades
- Large recreation room that opens up to the pool, with shuffleboard, darts and movies
- Mediterranean blue in-ground pool, sunbathing area, and custom fire pit
- Indoor sauna, changing room, and bathroom leading to outdoor pool
- Full regulation size indoor retractable batting cage and regulation half-court basketball court in garage
If you love the look of your home in the day, consider how you can show it off at night too. Outdoor lighting can be used for more than just security. Attractive lighting adds to your outdoor enjoyment by illuminating your home’s exterior, transforming it to feel like a retreat. There are many choices in outdoor lighting. Here are a few ideas from the experts at Oregon Outdoor Lighting.

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Put your home’s architecture and outdoor finishes in the spotlight with flush mounted well lights for pavers and concrete surfaces. They are available in energy-saving LED.

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It has been known for years there is a strong preference for natural gas for its efficiency, cooking, heating and water heating within NW Natural’s service territory. However, there has not been a clear answer to the questions, “how much do homeowners prefer a natural gas home and how much are they willing to pay for natural gas amenities?”

Those important questions were recently answered through a study completed by Market Strategies International, a market research consultancy with deep expertise in consumer/retail, energy, financial services, healthcare, technology and telecommunications.

Market Strategies surveyed a representative sample of consumers who recently bought or planned to buy single-family detached homes in NW Natural’s service territory in Portland, Salem and Vancouver to gauge the value they place on natural gas services and amenities.

**FINDINGS**

- **9 OF 10 WOULD PAY $50,000 MORE.** 88 percent of homebuyers would choose the all-natural gas home – even if they had to pay $50,000 more for it than for a comparably outfitted, all-electric home at an average price of $381,000.

- **9 OF 10 PICK THE GAS HOME.** Given the choice between two otherwise identical single-family homes offered at the same selling price, 9 of 10 said they would pick the home with all natural gas appliances versus the home with all electric equipment.

- **NATURAL GAS IS AFFORDABLE.** The top two reasons homebuyers prefer natural gas is affordability followed by better for cooking, heats better and it’s a more efficient source of energy.

- **NATURAL GAS IS IMPORTANT.** Nearly 9 of 10 (88 percent) people who recently bought or plan to buy a house ranked having a home with natural gas service as “important” to them.

- **THE HIGHER THE HOME PRICE, THE HIGHER THE PREFERENCE FOR GAS.** At home values of $600,000 or more, nearly all (96 percent) homebuyers said they would spend an extra $50,000 on a home with premium natural gas amenities.

Niall Glavin, Owner of Glavin Homes, and builder at the 2019 NW Natural Parade of Homes builds homes with natural gas. Here’s why:

“**WE ENJOY INCLUDING NATURAL GAS IN OUR HOMES** because it provides a cost-effective luxury to our customers, whether in the cooktop or fireplace, it is an added value to any homeowner. Overall, the heat in a natural gas furnace produces a cozier, warmer environment which our customers also appreciate.”

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To learn more about the study and results check out NWNatural.com/Residential/Preference
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Do you think about your home’s energy use? Maybe not. But if you have natural gas, you feel good about how clean and efficient it is. You like the control you have when you’re cooking. And just how warm it makes you feel. You know it’s always there when you need it, with comfort at your fingertips. And the best part… *It’s abundant, home grown, and it can cost half as much as electricity or oil to heat your home or business*

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We provide direction to our home designers on each and every job. At some point I would hope Universal Design features will be added to the building code.

We have had numerous clients experience falls around the home. I have personally known three people that met their fate by falls around their homes. Eliminating steps around the home is a high focus of ours.

We get asked, “Why don’t more builders build homes without steps like you do?”

Because it is hard. Let me explain.

It all starts with the land and how we develop the lots. We go to great lengths working with our civil engineer, surveyor, development excavation contractor, home excavation contractor, foundation people and our garage concrete personnel so that our finished foundation heights and garage floor heights will accommodate our goal of minimizing steps.

It takes a lot of coordination. One misstep of the details is all it takes. I manage this personally.

Our civil engineering plans outline exactly where we want our finished grades. I spent a fair amount of time reviewing each lot design so that we can build the finished grades of the lots about 6” above the front curb. This will allow for both lot drainage and meeting our goal of minimizing steps.

When our excavation contractor gets a set of drawings from the civil engineer, they will load them into a sophisticated satellite based software system that aligns with their grading equipment. The equipment operators then can do their street and lot grading with precision. (Much like our farmers do to increase their yields).

After the lots are built, the next steps are to make sure our home excavator, foundation and flat work people follow suit.

The National Council of aging has been quoted that “One in four Americans aged 65 and older falls in their homes each year”. The Center for Disease Control and Prevention quotes that “Each year at least 300,000 older people are hospitalized for fractured hips from falls around their home”.

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Established in 2019, Northwest Barbeque Cleaning and Restoration is locally owned and operated by longtime Vancouver resident Chris Schuster. On weekends, you can find Chris grilling up his favorite recipes, like smoked chicken wings with a habanero rub and smoked meatloaf with a smoked tomato and garlic chutney.

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Terrie brings a wealth of knowledge to the table from not only the real estate industry, but other business practices she has been involved in. Terrie is business savvy attitude is structured and always has a plan ready to implement. A born and raised Oregon Coast girl and moving to Washington is business savvy attitude is structured and always has a plan ready to implement. A born and raised Oregon Coast girl and moving to Washington Side in 1999. Specializing in marketing her properties Worldwide.

Experience in the Real Estate Niche

Terrie’s outstanding track record has raised the bar in real estate. Understanding of a transaction from a buyer’s perspective and a seller’s perspective is crucial. You must get to know your client and their needs. That involves the right questions and listening. This is very important before putting a buyer into your car and running them all over town to see homes that really don’t fit their needs. Disappointing to the buyer, especially the seller and the Broker. Save everyone time by taking the bull by the horns and getting the facts before heading out on mission impossible. There is a lot more involved in being a good Real Estate Broker than the public realizes. It is a lot of very hard work that sometimes that Broker does not get paid for. You are basically “On Call” 24/7 to the client’s needs. Once a Broker writes the house up and order the inspection that’s when you figure out what the objections are and try to resolve them and keep the deal together. Real Estate requires constant education and knowledge of where the market is today based on 6 months ago and where it is headed. Nothing stays the same and the market is constantly changing. There is more to correctly pricing a house that price per sq. ft. Advice Terrie gives to sellers is pay the fee for an accurate as possible licensed appraisal of what your home will sell for in todays market. Actually order two of Is less expensive than having to lower your price $100K for an inaccurate listing price which now has caused your home to be “trailing the market”. When listing your home ask yourself this.

What are 4 things that would keep a potential buyer from purchasing my home? What is the seller willing to do about it? If it is something you cannot fix then it is a price reduction up front. Terrie’s skilled eye is a benefit to Sellers at determining these things. Being honest and a straight shooter up front is always the best policy. They may not want to hear the bad and the ugly but at some point, they are going to hear it over and over again showing after showing and no offers. There are a lot of variables to determine the correct price of taking a listing and who know better? A Broker that does this for a living and sells $55 plus million a year by themselves. That Broker is committed to what they do. Sell a lot of homes.

Terrie walks into a home for sale, she first views it through the eyes of a buyer, to determine what buyers may like or dislike about the home. Then she compares the home to similar homes on the market, to check out the competition, and see what she can do to help improve the property—all of this before selecting the correct pricing. But not many homes can sell themselves, even at the right price. This is where Terrie’s marketing strategy makes all the difference. Terrie’s approach to advertising her listings is everywhere. Terrie’s approach to advertising her listings is everywhere. Terrie’s approach to advertising her listings is everywhere. Terrie’s approach to advertising her listings is everywhere.

Credentials & a perfected Track Record

In today’s complicated always changing real estate market, buyers and sellers need a broker such as Terrie Cox, a 35-year Veteran in the Real Estate Industry. Terrie is recognized Individual Broker throughout the world and the USA’s Top 5 Re/Max Broker (out of approx. 120,000 Brokers) as being a leader in real estate. Terrie is a natural intuitive thinker, problem solver and key negotiator for all her clients.

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Terrie’s Approach

It’s not enough to just list a home for sale on a Facebook page or run an open house ad. The difference with Terrie is that her listings are seen everywhere. Terrie’s approach to advertising her listings is a cohesive, detailed, sophisticated marketing plan that utilizes widespread coverage of all print and online exposure. Her targeted approach comes with educated staff that do just that. Terrie is a creative and thorough problem solver who gets results. She leads an expertly trained staff who utilize her efficient systems to handle each transaction. Her targeted approach comes with educating staff that do just that.

Terrie knows what it takes to move real estate. She also believes in good communication, with her clients and each other, so that nothing falls through the cracks. Behind every good leader is a trained efficient staff that constantly taking pride in their contribution of their departments to achieve the ultimate goal.
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The Just-Right Solution: Avoiding the "Hail Mary" Approach

You've seen it before. Time is running out. The quarterback is trapped in the pocket. Linebackers are closing in. The football is then thrown in a long, desperate pass known as a "Hail Mary". Too often, though, there's no one to receive the pass and the ball is dropped. Have you seen the figurative equivalent unfold in your life when options are limited? In the context of Hybrid Timber Framing or Post and Beam construction, we here at Arrow Timber Framing see "Hail Mary" timber packages often. Clients want to capture a certain look and feel which requires the expressive use of exposed beam construction. But they feel that options are limited, due to lack of awareness, faulty information, lack of energy, financial constraints, deadlines and prior decisions. All too often, this results in a last-minute approach to the timber package – that "Hail Mary" approach – and the ball is dropped! The clients end up with a timber package that falls flat. The lack of specialty expertise means timbers are often a last-minute decision rather than an integral design element. We understand how the professionals leading a project are focused on site conditions, views, weather patterns, energy efficiency, construction methods, living patterns, style, plan revisions, and client budget! From this early perspective, Timber Elements are unimportant details until they are not! From the perspective of these professionals Timber Elements are unimportant details.

Specialty Experience Saves Time & Money - As specialty Artisans, we see this situation in some of the initial consultations we do with potential clients. It often begins early in the project at the design stage. Typically, designers will use placeholder Timbers in the plans. When it’s time to decide on specific details, both client and designer may be out of creative ideas. At this stage, an Engineer gets involved with making the Timbers work structurally, but aesthetics can suffer – and often the proposed method of construction will have unnecessary costs. By hiring a true timber artisan you avoid this situation. Once the building has started, the contractor must grapple with timing, actual cost predictions, final construction methods, building materials, and satisfying the client. A contractor is sometimes hesitant to connect clients with a specialty service provider like Arrow Timber Framing. They fear it will cause confusion, waste time, and outside of budget. Often a contractor’s biggest concern is putting together a budget that works for their clients so they settle for an inferior solution. What many don’t realize is the disproportionate impact the Timbers will have on the overall look and feel of the project. If Timbers are hurriedly crammed into an ill-fitting space, the negative impact of "Hail Mary" Timber Frame applications can be worse than no Timbers at all. But for builders and clients willing to invest the time and resources, options are still available. As the contractors dig into the details of what it will take to get the Timbers done within the deadline they will often reach out to us. We understand what clients are looking for in a timber package. Our experience means we are prepared to deal with those last-minute “hiccups” that would otherwise hold up a schedule. Arrow Timber Framing is committed to performing the extra work necessary to get the project right.

It is worth it – because done correctly, Hybrid Timber Framing can raise the perceived value of everything involved in a project. As one client stated, “Bert, say what you want, but the Timbers make our house!” The trick is making sure the Timber Framing Package gets enough attention to get that “just-right” feel. And our clients instinctively know when they get there. Nobody has to tell them. See more “just right” proportionate beauty at: www.ArrowTimber.com

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- PICKLEBALL COURT

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3631 NE Everett St.
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- 7020 SQ. FT
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- 4 BATHROOMS
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2315 E 7th Cir, La Center
4 Beds | 3 Baths | 1,384 Sq Ft.
$399,900

Master suite has large walk in closet and bathroom with double vanity. Utility room upstairs. Fully fenced yard with covered back patio. Kitchen/ Great Room open concept. Kitchen has pantry, island, SS appliances, gas range.

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CAMAS IS GROWING
Growing & Thriving
Camas is growing and thriving. It has outgrown its mill town past and is quickly developing into a real city. According to the U.S. Census Bureau, the population of Camas increased by over 15 percent between 2010 and 2016. The total number of residents in Camas is now around 23,000 and expected to reach 35,000 by 2035. The number of housing units doubled in one year between 2017 and 2018. Many new businesses and industry are making their home in Camas also. The median household income of Camas is around $95,000, well above the national average. Most residents commute to work in under 30 minutes.

Luxury Homes & Lifestyle Communities
The fastest growing area of Camas are developments in the “North Shore” area of Lacamas Lake. Developments of luxury custom home communities in this area have green belts and partial lake views. People desiring a vacation property or active retirement lifestyle will enjoy the gated community of luxury condos located along the Lacamas Heritage trail and overlooking the Camas Meadows Golf Club. Columbia Palisades is a “lifestyle center” in development at the entrance to the 192nd corridor above the Columbia River. The new mixed used development will feature luxury residences, offices, parks, a hotel, a modern outdoor shopping mall, an amphitheater, and community center all overlooking the stunning Columbia River. The project also includes about 24 acres of open space with sloped areas, a stream corridor and a trail wrapping around the slope.

Business & Industry
Camas is known for its charming historic district with quaint, tree-lined streets, but it is far from being a sleepy little town. The downtown area is vibrant with new local businesses putting down roots. Visitors to the downtown area will find boutiques and culinary delights, as well as an array of services. The Port of Camas-Washougal is bringing jobs, infrastructure, and recreational opportunities to East Clark County to strengthen and diversify the existing economic base. The 430-acre Industrial Park averages an occupancy of 48 businesses with an annual payroll of $8.9 million. The adjacent 125-acre Steigerwald Commerce Center is Clark County’s largest new market-ready industrial development.

Schools & Community
A top-rated school district, Camas schools provide resident students with a progressive, challenging curriculum. The schools are a vital part of the community and are generously supported. To serve the growing population of their city, Camas voters approved a bond to build three new schools: Lacamas Lake Elementary, Odyssey Middle School and Discovery High School. Good public schools are vital to the health of a community, and are events that bring the community together. Camas residents come together for many monthly and seasonal events throughout the year such as First Fridays, farmers markets, art fairs, concerts in the park, Camas Days, downtown holiday tree lighting, and more.
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Marshall Community Center, conference room
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(kitty corner from Clark College)

SATURDAY, SEPTEMBER 21ST, FROM 11AM-2PM (ISH)
Vancouver YMCA, conference room
11324 NE 51st Circle, Vancouver WA
(corner of SR500 & Gher Road/112th Ave)

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Marshall Community Center, conference room
1009 E. McLoughlin Blvd, Vancouver WA
(kitty corner from Clark College)

THURSDAY, OCTOBER 17TH, FROM 5PM - 8PM (ISH)
Marshall Community Center, conference room
1009 E. McLoughlin Blvd, Vancouver WA
(kitty corner from Clark College)

SATURDAY, OCTOBER 19TH, FROM 12PM-3PM (ISH)
Vancouver YMCA, conference room
11324 NE 51st Circle, Vancouver WA
(corner of SR500 & Gher Road/112th Ave)

NOVEMBER 2019
SATURDAY, NOVEMBER 2ND, FROM 9AM-12PM (ISH)
Marshall Community Center, conference room
1009 E. McLoughlin Blvd, Vancouver WA
(kitty corner from Clark College)

TUESDAY, NOVEMBER 12TH, FROM 5PM - 8PM (ISH)
Marshall Community Center, conference room
1009 E. McLoughlin Blvd, Vancouver WA
(kitty corner from Clark College)

SATURDAY, NOVEMBER 16TH, FROM 11AM-2PM (ISH)
Vancouver YMCA, conference room
11324 NE 51st Circle, Vancouver WA
(corner of SR500 & Gher Road/112th Ave)

DECEMBER 2019
SATURDAY, DECEMBER 7TH, FROM 9AM-12PM (ISH)
Marshall Community Center, conference room
1009 E. McLoughlin Blvd, Vancouver WA
(kitty corner from Clark College)

MONDAY, DECEMBER 9TH, FROM 5PM - 8PM (ISH)
Marshall Community Center, conference room
1009 E. McLoughlin Blvd, Vancouver WA
(kitty corner from Clark College)

SATURDAY, DECEMBER 14TH, FROM 12PM-3PM (ISH)
Vancouver YMCA, conference room
11324 NE 51st Circle, Vancouver WA
(corner of SR500 & Gher Road/112th Ave)

Seller Classes

Classes will be held at: Cardinal Financial, 7710 NE Greenwood Dr. #200, Vancouver WA 98662 2019

Thursday, 9/5, from 5:30pm-8pm
Saturday, 9/14, from 9am-11:30am
Monday, 9/23, from 5:30pm-8pm

Tuesday, 10/8, from 5:30pm-8pm
Saturday, 10/12, from 9am-11:30am
Monday, 10/21, from 5:30pm-8pm

Saturday, 11/9, from 9am-11:30am
Thursday, 11/14, from 5:30pm-8pm
Saturday, 12/14, from 9am-11:30am
Tuesday, 12/17, from 5:30pm-8pm

Class schedule for more class dates and locations available at: www.learningtobuyahome.com

*If you prefer a different day or time, that can be accommodated. Classes are free & non-promotional. Thank you! **Please remember that while we are offering more limited classes because of the holidays, classes will have no sugar coating or sales.

Chris Berg
LENDING SPECIALIST
NMLS 198082
503-320-0925
chris.berg@cardinalfinancial.com

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