

APRIL 2018 VOL. 33 NO. 4

Clark County's Real Estate Guide

 **Columbian HOMES**

HOME

BOOK

*This month's cover
home is presented by:*

Barbara Corigliano, Windermere Stellar

See page 5 for details



Veterans Helping Veterans In Clark County

SINCE 1992

VA HOME LOANS

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robin.conrad54@gmail.com



Kerry Greenwald

Sr VA Loan Specialist
NMLS #70269
Service USAR/Army
360.571.LOAN (5626)
greenwaldteam@creeksidem.com



Creekside Mortgage, Inc
NW #1 VA Home Loan Experts



Michael Frakes

Sr VA Loan Specialist
NMLS #71539
Service Retired US Navy
360.567.3768
mike@creeksidem.com



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NMLS #70358



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1.800.920.5420



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Vancouver, WA 98662



greenwaldteam@creeksidem.com



www.VALoanSpecialist.com



— TIME FOR —
New Beginnings

Spring has arrived...a time when new plans form, and many families begin to think about making a move in the months to come. If you are dreaming of purchasing a new home or refinancing your current home, please keep us in mind for all your mortgage lending needs.



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(360) 882-1424

8100 NE Parkway Suite #140 | Vancouver, WA 98662

matthew.merrill@academymortgage.com

www.academymortgage.com/vancouver

Matthew Merrill, Branch Manager Producing

NMLS #115282 | WA #MLO-115282, OR #115282

Corp State Lic WA #CL-3113 | OR #ML-2421 | Corp NMLS #3113

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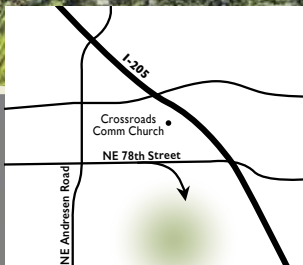
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April 2018/VOLUME 33 NO. 4
www.columbianhomes.com

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\$850,000

PRIVATE CUSTOM HOME ON 12.51 ACRES WITH GORGEOUS TERRITORIAL VIEWS!

Grand entry with a split staircase leading to luxurious Master Suite, jetted tub & balcony. The other staircase leads to a large bedroom with private bath. Incredible view through a wall of windows in the living room with soaring ceilings. Recently refreshed with New Granite Slab on all bathroom counters as well as in the Gourmet Kitchen which opens to spacious family room that leads to a patio with retractable awning, koi pond and water feature. Main level bedroom has bath and private entrance. Den/office with built-in storage, large bonus room above the 3-car garage, utility room with two sinks and built-ins, addl detached garage w/3 bays. ML# 18438328.



Barbara Corigliano
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For more details or to arrange a viewing please contact:

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Home Loan Officer
NMLS 92648
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Home Loan Officer
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Sabrina Flores
Home Loan Officer
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Debbie McCloud
Home Loan Officer
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Dan Huegel
Home Loan Officer
NMLS 583035
CALL 360-258-3551



Tara Keenan
Home Loan Officer
NMLS 985965
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Private Sanctuary Inside & Out

• .61 Acre

• Skyview High School





Huge Main Floor Executive Office

- Private – Tranquil – Zen Living
- 500+ Bottle Temp Controlled Wine Closet
- Master Suite with Steam Bath
- Saltwater Pool, Separate Spa & Basco Outdoor BBQ
- Asian Designed Gardens
- 0.61 Acres, 3 Car Garage, Built in 2007

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- Huge Main Floor Master Suite
- Open Great Room w/Hickory Floors
- TWO Huge Double Shops Totaling 2,432 sq. ft. Holds 15+ Cars & Full RV Hook-Ups

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*Brand New Contemporary Masterpiece
ICF Construction on Large Lot*

- Exquisite modern architecture
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- The finest custom-built cabinetry with high-end finishes
- Seamless glass walls that open up to create indoor-outdoor entertaining

1114 NE 145th, Vancouver, WA | \$1,110,000

Video Tour at: 1114.U.S.A-Relocate.com



IN DESIRABLE FIRST PLACE NEIGHBORHOOD

Beautiful Handcrafted Brand New Contemporary Home

- Ultimate expressions of good taste and creativity
- ICF walls, radiant floor heating, cork floors, tall handcrafted doors from Germany
- Wired for Smart Home System & Security
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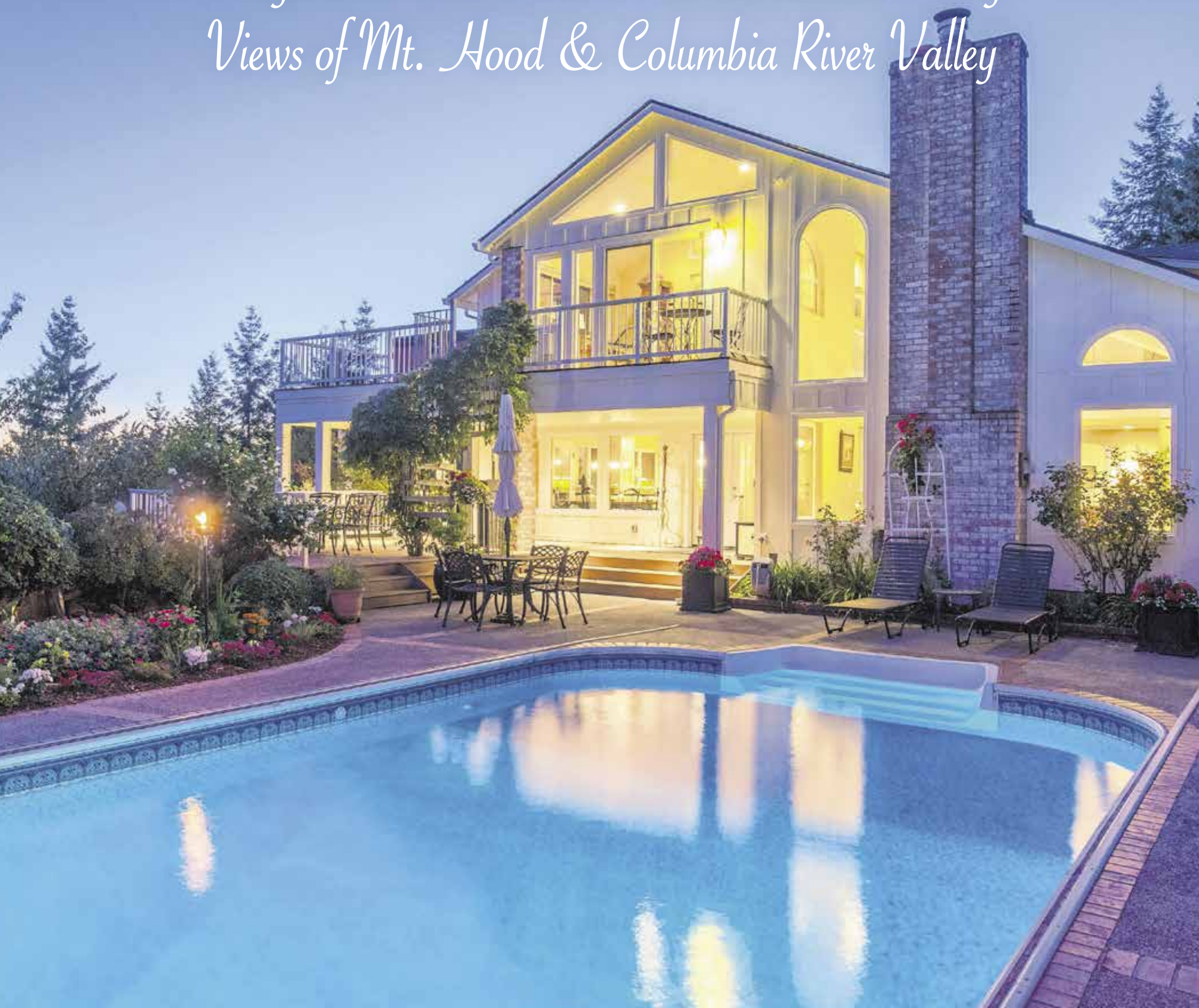
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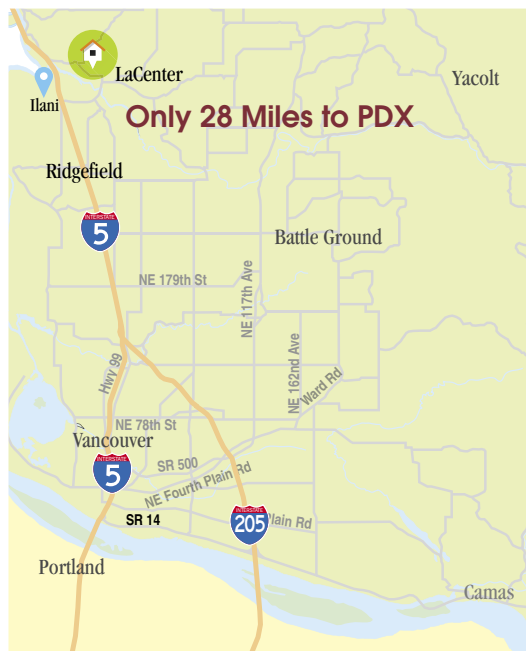
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 in the **USA**
 2017

- Outdoor & Indoor Entertaining with 2 Huge Family Rooms Separated by Dual Fireplace plus 2 Additional Sitting Areas
- Beautiful, Serene Grounds with Pool, Spa, Firepit, Fountains, Ponds and 3 Decks
- Bed & Breakfast Feel



35516 NW 35th Court, La Center, WA | \$899,000
 Video Tour at: nw35th.USA-Relocate.com

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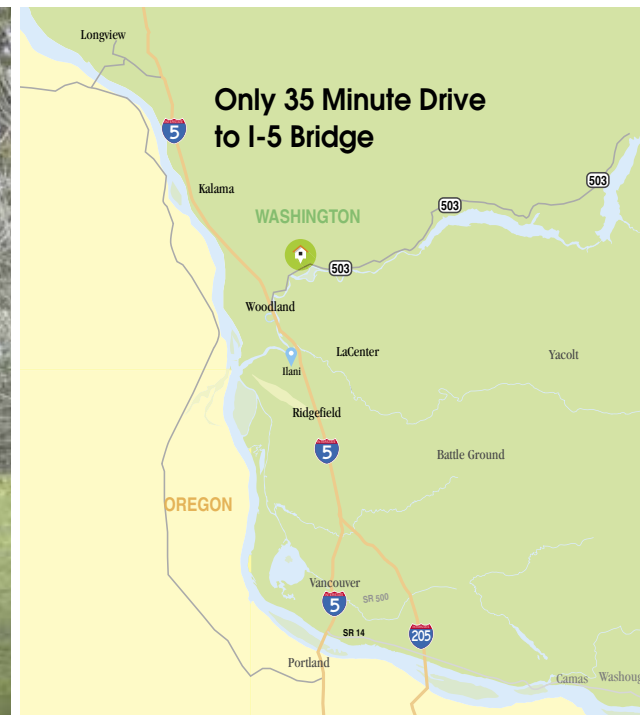


Custom Masterpiece Conveniently Located on 6+ Acres

- Private Oasis with top of the line finishes: American Walnut Floors, Knotty Alder Cabinets, Coffered Ceilings,
- Easy Maintenance Travertine Floors
- Huge 10x24 Master Closet
- Stainless Steel Appliances & Large 8x10 Island with Walk-In Pantry in Kitchen
- Great for Home Based Business
- Room for Barn/Shop
- Dual Living with separate entrance, full kitchen, laundry, 2-bed & 1-bath & fireplace

108 Hurn Road, Woodland, WA | \$750,000

Video Tour at: 108.U.S.A-Relocate.com





Brand New Custom Home Just 2 Blocks from the River

- Custom Designed State of the Art Contemporary Home
- Light & Bright Open Floor Plan
- 8 Minutes to PDX
- 2 Masters - 1 on Main

4308 SE 166th Court, Vancouver | \$719,000
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WINLOCK, WA



Stunning Contemporary Geodesic Home on 6 Flat Acres

- Main Floor Master Suite
- Immaculate Designer Details
- Spiral Staircase Leads to the Cupola with 360 Degree View
- Potential Guest Quarters above Garage

884 N Military Road, Winlock, WA | \$739,000

Video Tour at: 884.U.S.A-Relocate.com



Entertainers Dream Home on Tranquil Green Belt

- Large windows fill the home with sun & create a forest-like oasis
- Backyard paradise with 2-fenced decks & fire pit
- Daylight basement makes perfect guest suite

4708 Y Street, Washougal, WA | \$640,000
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Great Family Home in Great Neighborhood

- Large Yard Backs to Green Space
- Entertaining Deck Off Main Floor
- Finished Basement w/Huge Bonus Room

18310 NE Garden Drive, Vancouver | \$450,000
5 Bedrooms, 3.5 Bath | 2,961 SF
Video Tour at: USA-Relocate.com



City and River Views! Camas Schools!

- Main Floor Bedroom with Ensuite
- Upstairs Bonus Room w/Deck with Gorgeous Views of the City Lights & Columbia River
- Great Neighborhood
- Large Fenced Backyard with Large Deck
- Close to Restaurants & Shops

19707 SE 42nd Street, Camas | \$450,000
4 Bedrooms, 3.5 Bath | 2,441 SF
Video Tour at: 42nd.USA-Relocate.com



MOLALLA, OREGON



Endless Possibilities

- Care Facility/ADA Compliant
- Horse Facility
- Car Collector
- Many in-home Business Uses

32450 S Wright Road, Molalla, OR | \$2,000,000
Video Tour at: swright.USA-Relocate.com



Private Guest House



BORING, OREGON



Craftsman Home on 3+ Acres with Large Shop

- 40' x's 101' Shop w/Tack, Stalls & 2nd Garage/Studio
- Unobstructed Views of Mt. Hood & Surrounding Countryside
- Custom Rough-Cut Timbers & Woodwork Throughout
- Covered Outdoor Stone Patio w/Hot Tub & Fire Pit
- Meticulously Manicured Landscaping

26252 SE Kelso Road, Boring, OR | \$1,500,000
Video Tour at: sekelso.USA-Relocate.com



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- Light and bright open floorplan
- Gorgeous walnut floors
- Large gourmet kitchen
- Beachside oasis perfect for hosting family gatherings or Vacation Rental by Owner
- Short drive to PDX

188 Fernwood Street, Cannon Beach, OR | \$1,100,000
Fernwood.USA-Relocate.com



WEST LINN, OREGON



Exceptional Home in Pristine Location

- Private Greenbelt Lot Surrounded by Camassia Nature Area & Walking Trails
- Close to park or trails to West Linn High School
- immaculate and tastefully decorated with plenty of storage
- Covered deck below with hot tub & lots of grounds for entertaining

5281 Windsor Terrace, West Linn, OR | \$825,000

Video Tour: windsor.USA-Relocate.com



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Camas, WA | Listed at \$595,000

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SOLD BY TERRIE



Camas, WA | Listed at \$1,650,000

SOLD



Washougal, WA | Listed at \$420,000

SOLD



Happy Valley, OR | Listed at \$875,000

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Tidewater Cove - Vancouver, WA | Listed at \$995,000

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SOLD BY TERRIE



Brush Prairie, WA | Listed at \$1,250,000

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www.johnlscott.com/40402

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180 RIVER & PDX VIEW



PENDING
IN 4 DAYS

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www.johnlscott.com/33421

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62.5 PRIVATE ACRES



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www.johnlscott.com/46559

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\$535,900

4BR, BONUS, OFFICE! Island kitchen, FamRm, LivRm, DinRm! *3490 Sq.Ft.* Pristine! BIG SPACE! Room for all! NEW PRICE! *WOW*

www.johnlscott.com/17066

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www.johnlscott.com/38439

SCOTT BRADLEY 360-921-4799

SUNSET VIEWS, RANCH



\$505,000

Privacy on 1/2+ Acre, 4 Bd, 3 Bth, 4,000 SF, newer kitchen, fam & rec rooms, wrap deck, Heat Pump. Quick access to both freeways.

www.johnlscott.com/89763

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IMPECCABLY MAINTAINED!



\$478,000

3 Bdrm, 2.5 Bth, Den, Office & Secret Rm, 2942 SF, huge MBR, Upstairs Laundry, Granite, great storage, shop, gorgeous yard.

www.johnlscott.com/40973

LINDA SHOOK 360-904-1270

CHRISTMAS TREE FARM



\$474,900

Beautiful 5AC useable property. 3BD/3BA +bonus 2092SF. Close to great fishing in the Lewis River & Mt St Helens rec area.

www.johnlscott.com/14150

MARY J SELFRIDGE 360-936-6515

PRISTINE 2STORY IN DEER CREEK



\$459,000

3BD/2.5BA 2168SF. Near trails&parks. Updates throughout. Vaulted master w/soaking tub. Fenced backyard. Great location!

www.johnlscott.com/15611

COLE BRIDGES 360-606-5654

CUSTOM BUILT TRI-LEVEL



SALE PENDING

\$425,000

4BD/2.5 BA 2508SF on 1/4+ AC lot in quiet neighborhood. HW, granite, wood burning FP. Carport & 2car garage. Quiet & private.

www.johnlscott.com/44796

ROD WILKINSON 360-518-9950

CASCADE PARK RANCH



\$424,000

Custom 4BR/2.1 Ranch. LR w/firepl & vaults. Master w/bath suite. Huge family rm w/ attached office/BR & 1/2 BA. New roof/paint!

www.johnlscott.com/89181

JODI L MACDONALD 360-608-2072

MASTER SUITE BALCONY



\$410,000

4 br+bonus big lot w/view hardwood/high ceil/ Covered deck/entry w/gazebo master suite, fireplace, balcony view RV pad, 3 car gar.

www.johnlscott.com/15146

REESE HARVILL 360-521-3636

FANTASTIC LOCATION



\$398,000

Desirable neighborhood! 3BD/2.5BA. Big master. New roof&flooring. Wired for security&audio. Workbenches in 2car gar. RV parking.

www.johnlscott.com/34404

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\$393,000

4 Bdrm, 2 Bth, 1943 SF, Gas frplc & cooking, island kitchen w/granite, big pantry, hardwood floors, master in separate wing. Nice!

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\$375,000

6.35 Acres - Rolling Hills III. Unique opportunity to purchase one of the last remaining lots in Ridgefield Estate Community.

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RIVER TERRACE



\$359,900

Custom 4BR/2.1 BA, large lot. Master w/ jetted tub & FP. New carpet, GFA/AC, wood floors. New roof, patio, fenced back yard.

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FISHERS LANDING GATED



\$345,000

SUPERB LOCATION! High ceilings, BIG windows, sunny spaces. UPGRADES GALORE! Granite, tile, hardwoods. Backs to FL elementary.

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CHARM & CRAFTSMANSHIP



\$325,000

1735SF, 3BD/2BA. 50's Custom Tile work. Oak Floors. Breakfast Nook w/view. Den. Private above street level. 1yr warranty.

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SHARON FARRA 360-936-6103

GREAT REMODELED HOME



\$260,000

2BD/1.5BA. Newer kit cabinets, laminate flooring & windows. FP w/wood insert. Newer HUGE deck. Yard fenced w/shed. Great investment!

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UPGRADED TOWNHOME



\$259,900

Great location! 4BD/2.5BA 1821SF. HW floors, granite, SS appli, Gas range. 2 FP, A/C. Easy access to downtown Camas & highways.

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COLE BRIDGES 360-606-5654

46 ACRES COMM/RES



\$250,000

Thurston County 46.55 acres (2 parcels) 1) .88 acres zoned RCC commercial 2) 45.67 acres zoned RRR1/5 residential Near I5 exit.

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REESE HARVILL 360-521-3636

PINEBROOK RANCH



\$249,995

Quiet community with low maintenance single level HOA lifestyle. Close to shopping, restaurants & freeways. 3br/2ba/2CAR.

www.johnlscott.com/19327

REESE HARVILL 360-521-3636

OPPORTUNITY KNOCKS!



\$240,000

Nearly 1/2 ACRE LOT! Zoned R-9, Live in or rent the 1988 manufactured home. 1509 sq.ft, 3 bedrooms, 2 baths, vaulted ceilings.

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STEVE MARSHALL 360-901-4221

40 VIEW ACRES



\$199,000

4 legal lots, fantastic views of Kalama, Columbia River & beyond. Gated, power, phone, private, quarry, trees & low taxes.

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DAVE ROCHA 360-835-8619

POND AND VIEW



\$185,000

Beautiful piece of property, big time pond and view accent this piece of heaven, truly a unique property, great location.

www.johnlscott.com/25972

BARRY JOHNSON 360-721-2844

2.5 ACRE PARCEL



\$165,000

Pasture & rolling terrain. Approved for pd septic system. Great land for horses or agriculture. Call for plat map today.

www.johnlscott.com/40879

SHARON FARRA 360-936-6103

BEAUTIFULLY UPDATED



\$139,900

3BD/2BA Ranch. High ceilings & natural light. Kit w/ skylight. Dining w/ slider to deck. Covered deck. Land leased \$500/mo.

www.johnlscott.com/86815

JODI L. MACDONALD 360-608-2072

NICE 2+ ACRE LOT



\$129,000

Build your dream on this ideal 2.24 AC lot in upscale neighborhood. Perfect for daylight basement home with private backyard.

www.johnlscott.com/28257

DAVE ROCHA 360-835-8619

MOVE-IN READY



\$89,000

79 MH newly remodeled. New roof, siding & windows. Fresh paint in & out. New floors. 55+ Park. \$455 mo. (pet restrictions)

www.johnlscott.com/42745

DENISE ANDERSON 360-281-7154

PACKAGE DEAL!



\$59,900

Three lots in North Bonneville WA central business district. Build your home / business studio and residence here.

www.johnlscott.com/14597

DAVE ROCHA 360-835-8619

AFFORDABLE 5 ACRES!



\$52,000

Build your dream home on this level usable acreage w/pasture perfect for horses! natural gas available, high speed internet.

www.johnlscott.com/72800

STEVE MARSHALL 360-901-4221

CLEAN & AFFORDABLE



\$36,900

2BD/1BA MH in 55+park. This 790SF home is in great shape! Space rent \$455/mo. W/D & fridge included. Covered Deck. No dogs.

www.johnlscott.com/10496

DENISE ANDERSON 360-281-7154

WATERFORD CREEK TOWNHOMES



\$265,000

3BD/2.5BA 1581SF. Convenient location. Updates throughout. Newer appli- all stay! Master w/ walk-in & bath. Excellent HOA board.

www.johnlscott.com/18573

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Erica Rodman

ericalrodmanwre@outlook.com



Mary Alice Meeker

maryameeker@gmail.com



Steve Jones

stevetjones66@yahoo.com



Scott Perry

scottperry@cni.net

\$645,000



BRAND NEW CONSTRUCTION

One level with dock on Horseshoe Lake. Quality finishes, vaulted great room style. Upscale finishes, oil rubbed bronze fixtures, custom cabinets, slab granite, island in kitchen, engineered hardwood floors, 3 car garage. Covered patio, slider from lakeside master as well as living area. Energy efficient with tankless gas hot water heater. MLS# 17257806

\$459,900



BLUEBERRY FARM! 5.22 ACRES!

Wonderful brick home with basement. Main level has 3 bedrooms, 1.5 baths, formal dining room, large living room and kitchen. Laundry on the main floor. Large barn and shed, additional covered wood shed. Garden area, fencing for animals, chicken coop. MLS# 18610531

\$579,900



SO MUCH TO OFFER ON THE BANK OF THE LEWIS!

One-level log home w/parking galore, outdoor kitchen area, patio & pathway to the River! Huge matching log-style shop w/ massive storage & sauna w/bath. Located above shop is a fully permitted 1464 sq ft studio apt. w/vaulted ceilings & abundant light. 36' x 50' pole bldg w/14' doors located on east-side of prop. Fenced flat acreage w/ irrigation system. Incredible location to I-5. MUST SEE! MLS# 17694787

\$549,900



INCREDIBLE 64 ACRE RURAL ESTATE

Splendid mid-century home on Salmon Creek! Beautiful drive into the property, that opens to a beautiful meadow w/Salmon Creek running through & lovely stands of timber perfectly located at the edge of the meadow. Immaculate mid-century home w/spacious kitchen & living rm w/cozy fireplace, full bsmt w/mini-bar/kitchen & rec area. Storage. 28' x 42'. Includes tax parcel 100913260000. Truly a rare find! MLS# 18002796

\$450,000



BEAUTIFUL PRIVATE RETREAT, 240' FRONTAGE WASHOUGAL RIVER!

Almost an acre of level usable land with low bank frontage to the river at the end of private easement driveway. Quiet, secluded, 6 miles North of Camas/ Washougal. Chalet style home with 3 BRs 2 BA connects to second living space with a second kitchen, 2 BR, BA. Move-in and enjoy this special retreat for a summer of fun on the river! MLS# 17149341

\$140,000



BEAUTIFUL BUILDING SITE

Shared well, septic approved, PUD backbone to property, paved, private road, privacy gate. Mt Hood and territorial views, streams and other natural features. Great location, 6 miles from I-5, 1 mile to the golf course and 7 miles to Lake Merwin. MLS# 17597246

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PRIME LOT IN LACAMAS SHORES

Unique opportunity to build in highly sought after neighborhood, Lacamas Shores. Featuring views of the Lake, this lot is conveniently located with access to jogging and hiking trails, boat docks, park and picnic area and more. Enjoy nearby shops and restaurants, plus award winning Camas schools. Wonderful community feel in this coveted neighborhood.

\$475,000

Call **Martiné Gibbons**
360-910-4628



Martiné Gibbons
360-910-4628



LOVELY LIGHT & BRIGHT OPEN FLOOR PLAN HOME.

Stainless appliances, granite counters, breakfast bar, butler's pantry, tile flooring, gas fp, lg vaulted master suite, each br w/ walk in closet. Upgraded carpet & pad, laundry room, fenced back yard, deck & patio. Complete with washer, dryer, refrigerator, freezer, plus 1 year ahs home warranty!.

\$365,000

Call **Mike Miller**
360-607-3697



Mike Miller
360-607-3697



NEW CUSTOM CONTEMPORARY HOME BUILT BY MODERN NORTHWEST INC.

Located in Deerhaven at Lacamas Lake, Camas, WA. This new home offers 4 bedrooms, 3 full baths. great-room w/ high ceiling and gas fireplace. Granite island breakfast bar, hardwood floors, stainless steel appliances & high end quality finishes throughout home. Energy efficient, landscaped, fenced, sprinkler system & more.

\$749,900

Call **Lisa Wunder**
360-931-1178 or
Jeff 360-921-6527 360-931-1178



Lisa Wunder
360-931-1178



RIDGEFIELD SWEETHEART

Drive up & fall in love from the curb! Nicely landscaped, close in immaculate 3 bed, 2.5 bath home in nearly new condition! Not a single nail hole in the walls! Pleasing kitchen, wonderful pantry & upgraded appliances, tiled counters. Laminate flooring in entry & great room. Dining adjoins kitchen, opens unto patio. Master Suite nicely accommodates King size bed. Dbl sinks & large WIC. Central heat & AC, Dbl garage.

\$340,000 Call **Barb Gienger**
360-910-2419
for your personal tour.



Barb Gienger
360-910-2419



VIEWS CLEAR TO CROWN POINT!

Mt Hood, Col River, City Lights from open Grt Rm w/ 10ft ceilings. Slab granite, 5 burner gas cook-top, walk-in pantry, conv wall oven, SS appl. Hand scraped hickory hwd flrs, ledge stone gas firepl, Mstr w/ sep toilet rm, 2 sinks + 2 guest bd rms on main flr. Fenced yard, cov'd patio. Set up for potential sep living on lower level w/ Fam Rm, Bd rm, full bath, full bath, sep entry & views. Huge oversized gar, shop area.

\$499,000

Call/Text **Marsha Thomas-Carney**
(360) 601-1410



Marsha Thomas-Carney
360-601-1410



COLUMBIA RIVER VIEWS!

River Views! Built in 2005. Big, .32 Acre, Lot! Gated Entry! 3375 Sq Ft Custom Built 2Story, 4 Bedrooms + Office. 3 Full Bathrooms. Massive Kitchen, Tons of Cabinets. Custom Woodwork Throughout. Hardwood Floors. Huge Master Suite that includes a Balcony Overlooking the Columbia River and a spacious Bathroom with Double Vanity, Jet Tub, Walk-in Shower, and Big Walk-In Closet! Private Backyard. Don't Miss Out, This Home Has it All!

\$709,000

Call **Kevin Schubel**
360-936-7277



Kevin Schubel
360-936-7277



PARK-LIKE FAMILY FARM

In Mountain Meadows (no HOA fees) this 4.85 acre updated 3020 sf, 4Bd/3Ba has a mini barn, greenhouse, raised beds, fruit orchard, and forest. Rich hwd flrs, gourmet kitchen, 6 burner gas Dacor cooktop, granite, open Fam Rm, Liv Rm & Dining Rm. 9 ft ceilings, crown mldg, 2 wood/1 gas firepl. Huge Master w/ frpl, jet tub, 2 sinks, granite, tile shwr, balcony. 3+1 car garages, Hockinson schools, Bd/Ba on main.

\$624,000

Call/Text **Marsha Thomas-Carney**
(360) 601-1410



Marsha Thomas-Carney
360-601-1410



CIRCLE DRIVE IN SCOTT'S LANDING

This updated home is designed for entertaining & family fun w/ 3 Bdrms, main flr Den/Office, big 23'x18' Bonus Rm, and beautiful, private fenced yard. Great Rm w/ gas stove framed by brick arch open to warm hwd flrs in Nook & Kitchen, slab granite, eating bar. Sunken Liv Rm, wd firepl, formal Dining Rm, coved ceiling. Lg Mstr Bdrm w/ sitting area, skylight, jet tub, sep toilet. 3car gar, circ drive in quiet Cul de sac.

\$480,000

Call/Text **Marsha Thomas-Carney**
(360) 601-1410



Marsha Thomas-Carney
360-601-1410



ENTERTAINERS DREAM ESTATE

20 AC gated masterpiece guarded by natures quiet surroundings w/35 yr old Douglas fir trees, newly planted vineyard, 360 degree view Mt. St. Helens, Adams, Jefferson, more. Timeless amenities: suspended cathedral library, pub/wine cellar, billiard rm, lookout tower, gourmet kit., exec. office. ADDTL 60 AC, custom ranch home, shop & outbuildings avail.

\$2,999,000

Call **Mike Miller**
(360) 607-3697



Mike Miller
360-607-3697



YOUR CHOICE - BREATHTAKING VIEW LOTS!

Acreage Lots ready to build offer Gorgeous Views of Columbia River and Lewis River Valley. Gated Community with protective CC&R's - Level Building Sites - Bring Your Builder or use ours. Just 5 minutes to I-5 @ Woodland exit.



Cheryl Posey
360-606-4808



SEDATE ESTATES - WASHOUGAL

Custom Home- Mascord Designed for the lot. Interior is in process! Drywall, Texture, painting completed. Tile and High End woodwork being installed. Nice Views from most of the rooms of the Washougal River just across the street. Great Room Plan Vaulted to take in the light. 3 bedrms plus Office approx 2700 sf.

\$599,000

See **MLS 17644924**,
Call **Susan Gerlach-Colton**
503-936-0161



Susan Gerlach-Colton
503-936-0161



FLOATING HOMES PORTLAND

North Portland Harbor - Spring is around the corner and so is Floating Home time! Slip and home is listed for \$214,500 located at Jantzen Beach Moorage. A gated community on Hayden Island. Close to Shopping, Cafe's - Golf and Yacht Clubs. Spacious one bedroom, one level, all appliances, upgraded bathroom, great room and flat screen. Large Swim Float. Room for a boat.

RMLS #17560375,
Call **Susan Gerlach-Colton**
503-936-0161



Susan Gerlach-Colton
503-936-0161



WE NOW HAVE TWO LOCATIONS TO SERVE YOU IN CLARK COUNTY:

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ESTATES

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TUSCANY HOMES



Featuring a private lake and 52 acres of natural common space



TUSCANY
HOMES

- ★ High Plateau Setting with Lake Front Access and Territorial Views
- ★ Stocked Lake with Floating Kayak Dock
- ★ 1.5 Mile Nature Trail
- ★ 18 Lots (1.13-4.47 Acres)
- ★ Gated, Protective CCRs



Beautiful Custom Ranch Situated on 1 Acre View Lot

\$679,000 | MLS# 17695910
3BR, DEN, 2.5 BATH



WESTWOOD

- ★ Open concept with vaulted great room
- ★ High-end finishes
- ★ Northwood cabinets
- ★ 1,200 sq ft garage / shop
- ★ Landscaped & fully fenced
- ★ Room for 30x50 shop



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FREE HOME WARRANTY WITH PURCHASE OR SALE!



\$569,000!!
RIDGEFIELD!!

Elegance and Beauty Radiates thru this Gorgeous 4 Bedroom 3838 SQ FT Home! Rich Hardwood Floors, Den with Full Wall of Built-Ins, Sitting Room with Views of Mt St Helens, a Gourmet Kitchen with Granite, S.S. Appliances, Butler's Pantry, High Ceilings and a Huge Master Suite are all Waiting for you! The Back Yard Features a Covered Patio, Water Feature and Lined with Trees for Privacy! Check out the 450 SQ FT Bonus/Exercise Room!



\$599,000!!
OFF EVERGREEN HWY!!

Amazing Evergreen Hwy Location on a Quarter Acre Corner Lot! Executive Home Featuring 4 Bedrooms & 3 Full Baths plus Den and 2 Living Areas! Soaring Staircase Leads to Huge Master Suite! View of Columbia from Upstairs! Wonderful Landscaped Yard and Patio for Entertaining!



\$675,000!!
2 MASTERS ON MAIN!!

Stunning Custom Home, Enjoy 180 degree Columbia River Views!! Soaring Vaults, Water Feature With Pond, Finlandia Sauna, Temperature Controlled Wine Cellar, 3 Fireplaces, Dumb Waiter, Central Vac, 2 Main Floor Master Suites, Heated Floors, Hot Water Recirculation System & Much More! 3836 SQ FT with 4 Bedrooms/3 Baths!!



\$379,000!!
2 MASTER SUITES!!

2 MASTER SUITES!! Amazing 4 Bedroom/3 Full Bath (2 Master Suites!) on a Large Manicured Lot! Vaulted Great Room plus French Doors Leading into the Vaulted Family Room for Entertaining! Separate Den/Office w/ Closet! The Huge Master Suite Features Private Deck and Serene Views for Relaxing! Room for RV Parking! Security System & Sprinklers! BEAUTIFUL ONE-OF-A KIND GEM!



\$379,900!!
RV PARKING!!

Gorgeous Updated 3 Bedroom/2 Bath with Custom Designed Kitchen Cabinets and Island! Stainless Appliances, Tile Backsplash, Slab Granite Counters Plus Wonderful Tile Flooring! Entry, Living Room, Dining Room & Family Room Feature Beautiful Wood Flooring! You Will be Amazed at the Oversized Master with Crown Molding and Indirect Lighting and New Master Bath with Walk-In Tile Shower, Double Sinks and More! Huge RV Parking & 2 Storage Buildings!



\$87,000!!
2.3 ACRES!!

Wonderful Treed 2.3 Acres on Dole Valley Rd with Street Frontage! Flat and Usable with a Creek on Back of Property! Build Your Dream Home or Place Your Manufactured Home! Quiet and Serene! Come See!



\$324,000!!
DUPLEX!!

Terrific Duplex, Completely Updated on one Side! One Tenant has Occupied for Over 5 Years! Live in Vacant Side or Rent for More Income! Private Setting at End of Street! Extra parking for RV! Do Not Disturb Tenant in 2107! Renters Pay all Utilities!



\$880
K

BEAUTIFUL HILLTOP CAMAS HOME

CAMAS, WA | 5 BR | 3.1 BATH | 4,820 SQ FT | MLS# 18251156



\$825
K

STUNNING CAMAS HOME

CAMAS, WA | 4 BR | 3.1 BATH | 3,915 SQ FT | MLS# 18244420



\$2,888.6
M

STATELY GEORGIAN HOME

VANCOUVER, WA | 5 BR | 4.1 BATH | 6,910 SQ FT | MLS# 18618288



\$2.175
M

MERIWETHER CONDO

VANCOUVER, WA | 2 BR | 3.1 BATH | 3,102 SQ FT | MLS# 18554430



\$779.9
K

BEAUTIFUL MODERN CAMAS HOME

CAMAS, WA | 3 BR | 2.1 BATH | 3,068 SQ FT | MLS# 18656683



\$750
K

BEAUTIFUL FELIDA HOME

CAMAS, WA | 3 BR | 3.1 BATH | 3,487 SQ FT | MLS# 18584190



\$1.4
M

CLASSIC CAPE COD

VANCOUVER, WA | 5 BR | 4 BATH | 4,570 SQ FT | MLS# 18512228



\$1.395
M

GREEN MEETS LUXURY

VANCOUVER, WA | 5 BR | 3 BATH | 4,375 SQ FT | MLS# 18476562



TIM MARTINEZ
360-901-9981

MARIN SINCLAIR
360-907-3098

NATE FENNELL
360-823-7223

JAMES HUTCHENSON
503-891-7116



Free Home Buyer's Seminar & Free Home Seller's Seminar

These classes are always non-promotional. We are not there to 'sell' you anything. The Pros & Cons of ALL the loan programs will be gone over by an experienced professional. The lender will also discuss the pros & cons of ALL the down payment assistance program loans & grants (yes, grants = money you don't have to pay back) that are available for people. This class is for ALL home buyers...whether this is your first home or your fifth. Real estate is always changing as we keep up with the times, so this class will also fully discuss all the paperwork involved in the purchase of your home....and what those papers really mean to you, the buyer.

No sugar coating with these classes as the items to be discussed include: agency (who works for whom & how everyone gets paid), questions to ask a realtor, short sales, bank owned foreclosures, websites to get actual & real information on homes available, closing costs (& how to get some paid by the seller), inspections, appraisals, earnest money, legal reasons to back out of a home, fees associated with buying a home, Papers you want to sign & papers that may not be in your best interest to sign, & scripts that agents & lenders are trained to say & use. The lender will discuss pre-approvals...what they mean & what you need to get one, what the loans & grants mean for you (pros & cons), credit & help with yours, what are closing costs, what those fees are, and how they apply to you, interest rates, good faith estimates, and so much more.

Both the home buyer education & the home seller education classes are free & always non-promotional.

The classes are taught by experienced & licensed professionals with the knowledge, & background to answer your questions. We are NOT salespeople. The classes are not to sell you anything, but to provide you the information you need to make an informed decision that is the best for you, and your family. A realtor & lender should act as a GPS...we are here to help you get to your destination, even if you take a round about way to get there. You, the home buyer (or seller) drives the bus.

Free Community Home Seller Education

As always, these classes are Non-Promotional. This is a sellers market and many people who purchased their homes in 2013, or before, now have enough equity to sell their home. There is a high buyer demand right now, and low inventory of homes for sale.

These classes are there to explain agency, what a comparable market value is, the 4 values of a home, questions to ask a real estate agent, scripts that

agents will say, the settlement statement breakdown of fees associated with selling your home, the listing contract & what it means, marketing your home, simple things you can do to increase value, the home buying process and what the seller can expect from the buyer & buyers agent. These classes will have no sugar coating or sales. The pros & cons of the selling process, paperwork, and current market will be discussed. A lender will discuss payoffs, and lending (and possible assistance) available for buying your next home... and how it works when selling your current home.

Upcoming Classes

APRIL 2018

SATURDAY, APRIL 14, FROM 9AM-12PM (ISH)

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

TUESDAY, APRIL 17, FROM 5PM - 8PM (ISH)

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

SATURDAY, APRIL 28, FROM 9AM-12PM (ISH)

Vancouver YMCA, conference room 11324 NE 51st Circle, Vancouver, WA (corner of SR500 & Gher Road/112th Ave)

MAY 2018

MONDAY, MAY 7, FROM 5PM - 8PM (ISH)

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

****we are still available for any questions, or to meet up for a 'special' class, during the last 3 weeks of the year.**

Home Seller Education:

Classes will be held at: Pinnacle Mortgage, 7710 NE Greenwood Dr. #200, Vancouver, WA 98662

Thursday, 4/12, 5:30pm-8pm

Monday, 4/23, 5:30pm-8pm

Thursday, 5/10, 5:30pm- 8pm

**If you prefer a different day or time, that can be accommodated.*

Classes are free & non-promotional. Thank you!



TRACIE DEMARS // REMAX

traciedemars@aol.com

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For information on upcoming classes including dates/times/locations visit:

www.learningtobuyahome.com

www.traciedemars.com (link for upcoming classes)

For Reservations, or Questions, contact:

Tracie DeMars, ReMax 360-903-3504 or traciedemars@aol.com

Chris Berg, Mortgage Advisor, MLO-198082, Pinnacle Capital Mortgage 503-320-0925 or cberg@pcmlan.com

FEATURED LISTING

CUTE, CUTE, CUTE!



Remodeled one story ranch has new floors, new paint, new stove, new fridge, new backsplash, new bathroom, refinished hardwoods in living room & master bedroom. Mudroom with utility hookups or use for dining, office, or playroom. Carport storage area has hook ups too. Fully Fenced, vinyl windows & siding, metal roof, attic storage, blueberries, raised garden beds, front fence grape, rv parking, dead end road, & much more! RMLS# 17593527



Chris Berg

MORTGAGE ADVISOR

MLO#198082

503-320-0925

cberg@pcmlan.com



Branch NMLS #859905

7710 NE Greenwood Dr. Suite 200
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AUTUMN HILLS ESTATE WITH MOUNTAIN & CITY VIEWS!

5.01± ACRES



Quality 5438+/-SF, 4BR/4BA Custom Home boasts 26' high floor to ceiling windows, capturing amazing views. Double staircase with Brazilian cherry wood & maple railing. Open concept Great Room + formal dining and living rooms. Newly upgraded kitchen with slab granite counters and SS Dacor appliances. Bedroom and office on main, Master and 2 bedrooms upstairs. Lower level family recreation room perfect setup for separate living quarters, with sauna and kitchen. 5.01 usable acres with room for shop. Walking and riding trails. Great Camas Schools! MLS#18669436

\$999,000

AMY STOLLER 360-518-2882

BEAUTIFUL VENUES

107± ACRES



This Picturesque Columbia River Gorge Farm with Dream Building Site, is just 40 min. to PDX, & minutes to shopping! Preliminary permits in place. Well is in. Fences are in. Barn is built. Pastures, hay fields, trees. Lovingly cared for & just waiting for Your Future Dreams! MLS#16552796
72 Sharleen Road, Washougal

\$799,000

PAM SEEKINS 360-921-3801

LOG HOME, PRIVATE LAKE!

34±ACRES



Fish in Your Own Private Lake! Live in an Incredible Custom Log Home! Craftsmanship & detail compliment this one of a kind setting nestled on 34+/-acres, 20 min. from Washougal. Vaulted ceiling, soaring windows, heated floors. Dream RV shop w/living quarters. Everything you dreamed of & more! MLS#16366875

3592 Skye Road, Washougal

PAM SEEKINS 360-921-3801

BEAUTIFUL HOME!



3210+/-SF, 4BR/2.5BA home in desirable Granite Highlands. All new carpet & paint. Den/office, Brazilian Teak floors. Gourmet kitchen w/granite counters, SS appl., eating area, + cherry cabinets. Formal dining, central vacuum. FR with stone FP. Master on main has jetted tub, walk-in closet, French doors. Large bonus room for guests, crafts, etc. Landscaped corner lot close to parks. Mt. Hood & river views. Camas Schools! MLS#18517197

\$498,672

DAVID MCDONALD 360-606-2895

FULL TIME LIVING OR VACATION HOME!

DOUGAN FALLS AREA



960+/-SF, 2BR/2BA move-in ready home! Wonderful complete remodel from studs out. New windows, hardi-plank siding, roof, appliances, flooring, & insulation. Come be close to nature & enjoy the Washougal River Recreation Areas! MLS#17160341

16611 Washougal River Road, Washougal

NANCY DUNCAN 360-600-6328
PAM SEEKINS 360-921-3801

\$225,000

LOVELY VINTAGE HOME IN FERN PRAIRIE!

2.07± ACRES



2500+SF, 3BR/2BA Craftsman on 2 spacious acres. Beautiful hardwood floors, glass door knobs, remodeled kitchen with granite, SS appliances & pantry. Finished basement has wood stove. Barn/shop/dog run. Detached garage with shop area. Room for RVs. Views of Oregon Hills & Mt. Hood. MLS#18314935

\$539,000

3220 NE Cavitt Road, Camas

PAM SEEKINS 360-921-3801

A LITTLE PIECE OF COUNTRY!

1.14 ACRES



1727+/-SF ranch home with 4 bedrooms & 2.5 baths on 1.14+/- acre. Room for animals & RV, all fenced too. Might be possible to subdivide. Barn + one other outbuilding for storage. Some new carpet, tile in dining room & entry. Front porch, covered patio, RV parking. Call for private showing! 5310 NE 60th Street, Vancouver MLS#17465617

\$400,000

NANCY DUNCAN 360-600-6328
PAM SEEKINS 360-921-3801

CUTE, COZY AFFORDABLE LIVING!



Roomy 1677+/-SF, 3BR/2BA manufactured home in well-kept family park! All appliances stay. Master bedroom with 2 walk-in closets. Cute breakfast nook + formal dining room. Large lot with fenced back yard. Wrap-around deck with 3-car carport + storage shed. Guest parking adjacent to lot. Covered BBQ area. Convenient to bus line & Hwy 14. MLS#18268340

\$99,900

NANCY DUNCAN 360-600-6328

SWEET SPOT ON THE RIVER!



Looking for that Sweet Spot on the Washougal River?? Here it is!! Primitive Non Inhabitable Cabin Just Waiting for a Creative Remodel! Preliminary Applications to Clark County. No Existing Septic. Perc Approved. 3 parcels. MLS#18629798

\$125,000

Mile Post 5 Washougal River, Washougal

PAM SEEKINS 360-921-3801

FINEST SINGLE LEVEL LIVING



Updated 2322+/-SF, 3BR/2.5BA ranch, in great location. Spacious master w/2 other large bedrooms. Sunroom looks out to a great deck & large, private, fenced back yard. 2 Fireplaces, New Roof, RV parking. Lots of room on this .37acre lot to spread out! MLS#17593950

\$395,000

NANCY DUNCAN 360-600-6328

BEAUTIFUL ROLLING 20+ACRES



Preliminary 4 Lot Plat in Place. New Road. Underground Utilities. Preliminary Approved House Plans are in for Review at County for Lot 3, includes Well. Septic Approval. Barn. New Fencing. Looking for Multiple 5 Acre Lots Together? Here They Are!! MLS#16093691
2508 SE 377th Avenue, Washougal

\$725,000

PAM SEEKINS 360-921-3801

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WESTMINSTER WALK W/ CARRIAGE HOUSE



\$1,300,000 Gated community of 35 homes only 20 minutes to PDX. Separate one bedroom carriage house with single garage. Meticulous attention to quality and detail, high ceilings, solid core doors, reeded glass transom windows, 3 rooms used as bedrooms but room to have 6 if you wish. Amazing storage, also 900 sq' unfinished insulated room over garage. First time on market. RMLS# 18599676

LACAMAS LAKE VIEW



\$599,900 Great value in Lacamas Shores ~ 4 bdrms, 3 baths, sunroom, hot tub on back patio near small fountain, stairs to upper hidden deck near Lake Rd for great views! Formal LR/DR, family room open to kitchen for great entertaining! 4th bedroom or office with view balcony, lg laundry w/storage. Short Sale. Over .6/AC lot! RMLS# 17066847

WOW - INCREDIBLE!



\$674,900 Updated 1 Level Home on 2.13+- Close in Park-Like Private Acres near Salmon Creek! Newer Roof-Heat Pump-Flooring & More, Beautiful Updated Kitchen with Slab Granite-Cabinets-B/I Smooth Top Stove-Bosch Oven & Stainless Appliances, Extensive Hardwood & Laminate Floors, Huge Bonus/Sun Room with 35'+-Indoor Lap Pool Below Floor(Unk Condition), Skylights, Large Bedrooms, Well & PUD Water, Fenced, 2 Smaller Shops & Greenhouse. RMLS #18066202

CUSTOM 1 LEVEL TOP OF THE LINE HOME ON 1 ACRE IN WHISPERING M MEADOWS



\$610,000 1 Minute to Battle Ground, 9-10' Ceilings, Hickory Hardwood Floors, Beautiful Kitchen with Granite-Convection Oven-Pull Outs-Under/Over Counter Lights & Stainless Appliances, Surround Sound, Large Master Suite with Clawfoot Tub & Huge Shower, Security System, 3 Bay Garage Plus a Large Shop Area & Bath, Elevator/Lift System to Attic, Water Feature, 2 Shops, MUCH MORE!

www.agentmikel.com

Recent Market Activity

Presented by:



Just Sold!

1637 N FALCON DR



SOLD BY:
MIKE MCCRAY 425-250-3301
Century 21 Northwest

605 NE 149TH WAY



SOLD BY:
JACE ROCK 360-574-5060
Coldwell Banker Bain

6120 NE 111TH WAY



SOLD BY:
TRAVIS GLENDENNING 360-696-4571
FBR Realty, Inc.

7509 SE 17TH ST



SOLD BY:
WENDY WAMPACH 360-433-2599
Imagine Homes Realty, LLC

1420 N COLUMBIA RIDGE WAY



SOLD BY:
REESE HARVILL 360-253-4100
John L. Scott Real Estate

7809 NE 175TH DR



SOLD BY:
JENNIFER URIARTE 360-567-0164
Knipe Realty NW Inc

403 SW 24TH AVE



SOLD BY:
INA TICHENOR 360-836-0207
Legions Realty, LLC

2116 NE 160TH AVE



SOLD BY:
BROOKE ANDERSON 360-727-1077
MORE Realty, Inc

101 W 15TH CIR



SOLD BY:
DUSTIN HO 360-718-3363
Parker Brennan Real Estate

12311 NE 108TH AVE



SOLD BY:
CHRISSY DEFIBAUGH 360-882-6000
RE/MAX Equity Group

2601 NE 59TH ST



SOLD BY:
KATARINA TARR 360-993-2222
Real Living The Real Estate Group

2018 NW 31ST AVE



SOLD BY:
DINEVE RAMIREZ 360-816-2600
The Hasson Company

CCAR AFFILIATE SPOTLIGHT



Candace Spies | 503-844-7933 Candace.Powell@northwestfcs.com
northwestfcs.com



Nina Carlson | 503-721-2474
nwnatural.com

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ColumbianHomes.com



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COLDWELL BANKER BAIN VANCOUVER EAST
 3425 SE 192nd Ave, Suite 114 Vancouver, WA 98683
 360-892-7325
 CBBAIN.COM/VANCOUVEREAST

BATTLE GROUND
 MLS# 18106107 **\$675,000**

Spacious 4 Bedroom+office. Large FamRm w/pellet stove open to kit/nook. Mst suite/w jetted tub. Sauna/garage. CentVac.3375 ft shop/rollup doors,Partially finished man paradise. Small barn,fenced pasture all usable land.
 Linda Viken 360-281-3413

BATTLE GROUND
 MLS# 18398103 **\$254,900**

Charming 3bd, 2ba ranch close to dwntn Battle Ground. Nicely updated interior/exterior paint, SS appliances, carpets, floors and roof. Don't miss out on this little Gem!
 Strandemo Group/Khanh Tran 360-771-1859

BATTLE GROUND
 MLS# 17673868 **\$1,200,000**

PRICE REDUCED

Stunning Waterfront Property! 600+ feet river frontage w/boat Launch! 6+ manicured acres. Amazing Mstr ste w/panoramic views, spa-like bath & heated flrs. 3000+SF out bldgs.
 Trish Farrell 360-521-3460

CAMAS
 MLS# 18271583 **\$350,000**

Amazing Prune Hill view lot that offers panoramic views of Vancouver, The Columbia River, Portland, and West Hills. Build your dream home or develop, zoned R-7.5. Drive-by ONLY.
 Strandemo Group/Jerrold Strandemo 360-909-5967

CAMAS
 MLS# 17477328 **\$849,000**

3AC of Stunning Columbia & city views w/two existing 3BR homes. Great potential to build dream estate on this one of a kind property or possibly subdivide 3+ lots.
 Strandemo Group/Jeff Wooden 360-921-6656

CAMAS
 MLS# 17086649 **\$389,000**

SOLD

The Greens at Deer Creek. 3BD/2.5BA. Island Kit opens to Fam Rm w/fpl. Mstr suite w/walk-in & balcony. Lovely neighborhood w/parks, trails, & tennis. Camas sch.
 Jane Newman 360-721-9552

CAMAS
 MLS# 18212294 **\$739,900**

Updated in desirable Columbia Ridge. NEW hardwood/flrs, updated kitchcabs/quartz countertop. Stack-stone gas firepl. Mstr-ste,3 bdrms/2 bth-upper. Bonus rm,bth,bdrm/office,lwr. In-grnd pool. Amazing views of Vancouver city lights!
 David Merrick 360-947-1625

COUGAR
 MLS# 15372426 **\$210,000**

Ready to build! Nearly 2 acres of water front w/ views of Swift Reservoir & territory. Incl boat slip, common beach, picnic area w/protected swim area, & BBQ.
 Steve Watson 360-281-5173

COUGAR
 MLS# 17452820 **\$97,500**

19.99 AC sits at the top of the hill w/gentle slopes, wonderful views, & places to build. Major recreation activity area near Gifford Pinchot National Forest & Recreation area.
 Steve Watson 360-281-5173

COUGAR
 MLS# 17259201 **\$579,000**

Gorgeous views! Waterfront log home on apx 3AC. 3BR/3.5BA, 2 Master suites. Slate floors, central air, vaulted ceilings, massive stone chimney, composite deck. Deeded boat slip. Shared well w/solar panels.
 Steve Watson 360-281-5173

COUGAR
 MLS# 17335392 **\$97,500**

Has spots for building. View of territory & lake. Hiking, hunting, fishing; 20+/- acres; in/near Gifford Pinchot national forest & rec area. Public boat access. Area has cell reception. Road gated.
 Steve Watson 360-281-5173

COUGAR
 MLS# 17527669 **\$115,000**

Gated 4AC w/shared well. 155+ feet of rugged lake frontage plus deeded boat slip. Common area w/ covered gazebo, picnic tables, barbecue, boat slips/ dock, & protected swimming area.
 Steve Watson 360-281-5173

VANCOUVER
 MLS# 18198165 **\$420,000**

SOLD

Coveted Maple Gate. 3-br, LRG/MST w/dbl vanities, WI/closet, shower&tub. 4thBR/den/office main. DBL/Pantry, downdraft stove, loads of cabinet space. Gas FP/LR, pellet stove/FR add warmth & ambiance.
 Carolyn Crawford 360-931-0481

KALAMA
 MLS# 18380018 **\$335,000**

Construction complete! On almost 1/2 acre. Open great rm floor plan. laminate flrs. slab granite kit/counters,SS appliances,5 burner gas-range.Gas FP.Lrg master w/ huge walk-in.granite,dual/sinks. RV parking.River view.
 Janet Bleth 360-901-3090

LACENTER
 MLS# 18308987 **\$895,000**

Custom home where luxury abounds, soaring cathedral ceilings, gourmet kitchen w/island, stone FP, great rm w/loft, incredible MSTR STE, large utility/craft rm, workout rm & more!
 Ed Faulk 360-600-2270

RIDGEFIELD
 MLS# 17228757 **\$145,000**

Huge Lot, nearly 1/3 acre. Wonderful area of custom homes, quiet cul-de-sac. Desirable Ridgefield Schools, view of open space. All utilities available.
 Elaine Elliott 360-624-1485

RIDGEFIELD
 MLS# 17177537 **\$140,000**

Nearly quarter acre lot in desirable Ridgefield School District. Private cul-de-sac shared with high end development of custom homes. Quiet with view of open space.
 Elaine Elliott 360-624-1485

VANCOUVER
 MLS# 18447483 **\$289,900**

Easy Living in Conveniently Located 3BR,3.5 Bath Townhome! Open FlrPln, Granite Counters, Spacious Kitchen, Pantry, Fresh Paint, FirePL, Master on Grndlvl,Tons of Storage! New AC.
 Trish Farrell 360-521-3460

VANCOUVER
 MLS# 18079285 **\$273,900**

Adorable cottage on 27,440 sq ft lot. 2 bedrooms/ FM-RM,RV Prking. New windows, newer appliances, New Roof (2010),Upgraded electrical. Large barn/shop. Easy hop onto I-5 or SR 500.
 Nancy DeLeo 503-477-2646

VANCOUVER
 MLS# 17001703 **\$385,000**

Crisp Ranch/Pride of Ownership! Newer metal roof; vinyl windows; slider to SunRm. Gas fireplace, custom BBQ, fenced yard, RV-parking,3 car/RV garage w/ GFA/AC. Upstairs storage/potential 3rd/4th bdrm.
 Lee Olmsted 360-931-6405

VANCOUVER
 MLS# 18195365 **\$295,000**

PENDING

Move-in Ready! 3bdrms/2bth. Open spacious kitchen w/slider to deck & huge fenced yard. Wood FP. Heat Pumo. New roof, laminate, carpet 2009. Great garage storage.
 Jane Newman 360-721-9552

VANCOUVER
 MLS# 18011401 **\$262,500**

PENDING

Move-in Ready! 3 bdrms/2 bths. Open/spacious kitchen w/slider to deck & huge fenced yard. Wood FP. Heat Pump. New Roof, laminate, carpet, 2009. Great garage storage.
 Jane Newman 360-721-9552

VANCOUVER
 MLS# 17595527 **\$319,900**

SOLD

Fisher's Landing. 3BD + office loft/2.5BA. Vaults, laminate flrs, a/c, stainless. Mstr suite w/dbl closets. New roof in 2014. Lg fenced yard w/patio & sprinklers.
 Marian McKone 360-910-3257

VANCOUVER
 MLS# 1852712 **\$349,900**

SOLD

Beautiful Woodside Hills Ranch. 4BR/2BA, hardwoods. New furnace, exterior paint, front windows, & fireplace. Kit w/stainless. Lush private yard.
 Kristy Childers 360-513-8339

VANCOUVER
 MLS# 17259442 **\$389,900**

SOLD

Beautifully maintained Vaulted ceilings, lots of windows & skylights! No fuss vinyl siding & vinyl windows! Central vac! 10x12 tool shed in landscaped, fenced back yard!
 Jolie Hooper 360-904-4313



#1 Clark County Team
for 2015 & 2016



Seller Representation



Buyer Representation



Property Values



Housing Market Trends



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PENDING IN 4 DAYS!

4911 NE 39TH AVE, VANCOUVER, WA 98661

MLS 18511995 4 BR, 2 BA 1,896 SQ FT

Vikki Jensen 360.904.8671 vikki@wollamassociates.com

- Newer roof, windows, and driveway
- Original hardwood floors throughout
- Back yard with deck, firepit, and sprinklers
- 4th bedroom could be used as bonus room



PRICE REDUCED!

3019 NE 169TH WAY, RIDGEFIELD, WA 98642

\$559,900 MLS 18286647 5 BR, 3 BA 3,142 SQ FT

Ala Malyakin 360.261.0300 ala@wollamassociates.com

- Large great room with fireplace
- Covered trex deck with glorious views
- backs to greenbelt
- Bonus / media room



PENDING IN 4 DAYS!

2202 NE 109TH ST, VANCOUVER, WA 98686

MLS 18282270 4 BR, 2.5 BA 2,441 SQ FT

Vikki Jensen 360.904.8671 vikki@wollamassociates.com

- Family and formal living
- Stainless steel appliances
- Tons of storage space
- Large back yard with deck



4112 NE 157TH AVE, VANCOUVER, WA 98682

\$309,950 MLS 18342307 4 BR, 3.5 BA 1,294 SQ FT

Chad Naeve 360.609.0111 chad@wollamassociates.com

- Large corner lot, established neighborhood
- Covered outdoor living area and patio
- Tastefully updated interior and exterior
- Well maintained single level home



1920 NW KLICKITAT ST, CAMAS, WA 98607

\$179,000 MLS 17535515 9,608 SQ FT LOT

Bryan Ruth 360.903.8200 bryan@wollamassociates.com

- Views of Portland and river
- First time public offering
- Gated section of subdivision
- Build your custom home



4425 NE 141ST CT, VANCOUVER, WA 98682

\$366,900 MLS 17503868 3 BR, 2 BA 1,815 SQ FT

Terry Barrett 360.772.9725 terryb@wollamassociates.com

- Slab granite countertops
- Gas fireplace with tile surround
- Stainless steel appliances
- Front landscaping with sprinklers



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Text CODE R614628 for more info and pics.



\$974,900

6000SF / 4BD / 3.5BA Luxurious Ridgefield Country Estate. Private & Peaceful Setting. Bonus Rm, Guest Quarters. Granite Kitchen Counters, Gas Appliances, Hardwood Floors, Paint, Custom Cherry Cabs, Fireplace's in Master, Living, Family & Basement. 6 Car Garage, Shop, and 25 Minutes to PDX or downtown Portland.

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Text CODE R659261 for more info and pics.



\$789,900

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COLUMBIA RIVER VIEWS



Text CODE R512059 for more info and pics.



\$749,900

4115SF± / 4BD / 2.5BA Gorgeous Columbia River Views! Gated Community! Spacious great-room floor plan w/ gourmet island kitchen. Outdoor covered entertainment area w/ amazing views. 2 laundry rooms--1 in master/1 on main. L bonus room upstairs. 4th BD or Den on main. Located off desirable Evergreen Hwy, 5 minutes to PDX airport, shopping nearby.

www.RealtyProWeb.com/17397444

6 ACRES IN LA CENTER



Text CODE R676991 for more info and pics.



\$724,900

3478SF / 4BD / 2½BA Elegant Country Living - Guest Quarters w/kitchenette downstairs, sitting on over 6 gorgeous, private & secluded acres. Large, Open & Lots of Natural Light. Custom kitchen w/granite slab counters, gas appliances. High ceilings, beautiful hardwood floors. Master Suite w/fireplace & Jetted tub. Large bonus room upstairs. Beautiful covered deck perfect for entertaining! Lg fenced yard & garden area.

www.RealtyProWeb.com/18152865

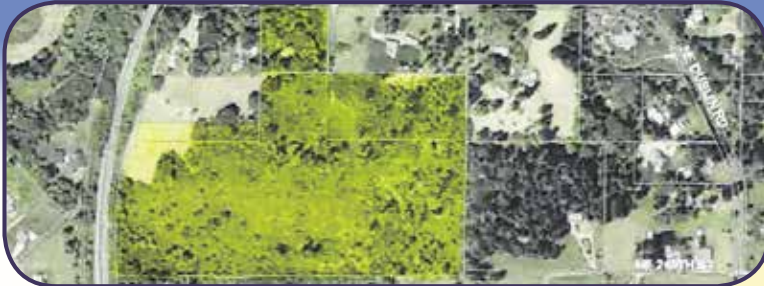


Mike Lamb

360-921-1397

www.MikeLamb.info

Mike@MikeLamb.info



36 Acres Prime Development Opportunity...

12309 NE 254TH ST, BATTLE GROUND

- Tax parcels included: 226928000, 986029160, 226983000, and a portion of 226984000
- Zoning is R 5, with 5 units per acre allowed
- Subdivision is in process on the south side of the property
- Excellent location just off Hwy 503, in Battle Ground city limits

Offered at \$3,250,000

MLS# 17264119



Put Away Your Tools...

12309 NE 254TH ST, BATTLE GROUND

- 1,990 square foot home on a .24 acre lot
- 3 bedrooms, 2 baths with a main floor master
- Living room upstairs and large family room down, both with fireplaces
- Updated kitchen
- Daylight basement also includes a bedroom and bath plus a large utility room
- Oversized garage plus room for RV parking
- Great location close to schools, shopping and freeways

Offered at \$309,500

MLS #17094428



Build your Country Hideaway...

CEDAR FALLS RD 1, WASHOUGAL

- 5 acre lot with a great home site
- Perc approved
- Mountain setting, with great territorial views of the Washougal River Valley
- Secluded, peaceful and quiet setting
- Gated community with well maintained road

Offered at \$145,000

MLS # 17196722



Escape to this Mountain Hideaway...

20614 NE 256TH AVE, BATTLE GROUND

- 2.03 acre lot
- Perc approved, with shared well on Lot 1
- CC&Rs
- Mountain setting, with great territorial views
- Great location just above Venersborg store and church, and close to Battle Ground

Offered at \$145,000

MLS # 18641895

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CHAD NAEVE 360.609.0111 CHAD@WOLLAMASSOCIATES.COM



CAMAS

HILLS AT ROUND LAKE

3533 NE SPRUCE DR, CAMAS, WA 98607

\$399,950 4BR 2.5BA 2251 SQ FT MLS# 7201194

TERRY BARRETT 360.772.9725 TERRYB@WOLLAMASSOCIATES.COM



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All information is deemed reliable, but not guaranteed.



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TRACEY HENDRICKSON
ESCROW OFFICER/LPO
tracey@cascadetitleco.com



MELISSA HIXSON
ESCROW OFFICER/LPO
melissa@cascadetitleco.com



GRETCHEN LINDSEY
ESCROW OFFICER/LPO
gretchen@cascadetitleco.com



WHITNEY LUHN
ASSISTANT
whitney@cascadetitleco.com



ARIANA GODMAN
BUSINESS DEVELOPMENT EXECUTIVE
ariana@cascadetitleco.com



KATIE THOMPSON
BUSINESS DEVELOPMENT EXECUTIVE
katie@cascadetitleco.com



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Travis Glendenning
 Managing Broker



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MOVE IN READY NOW

Two level home with 4 bed, 2.5 bths and a flowing floorplan. Enjoy easy freeway access, good schools and deep back yards in this terrific neighborhood.

Upgrades like 9 ft ceilings, slab granite counters, stainless appliances, tile, hardwood, covered patios, full landscaping, nicely appointed trim package, fireplaces and more.

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10002 NE 34th Place
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 (GPS: 3500 NE 99th St)

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 1-4PM

One level and two level homes to pick from. Prices range from \$390,000 - \$435,000

Call Travis today, at 360-903-7002, or email to travisg@fbrrealty.com



New Neighborhood – East Vancouver

9 lots off NE 141st Ave and NE 39th Street. Larger and wider lots for triple car garages!! Upgrades like 9 ft ceilings, slab granite counters, stainless appliances, tile, hardwood, covered patios, full landscaping, nicely appointed trim package, fireplaces, engineered hardwood floors, stone accents, big lots and more.



NORTH SALMON CREEK / South Ridgefield Area

TWO MASTER SUITES AND A GREENBELT LOT LOCATION-one master on the main level and one upstairs. Great room floor plan with five bedrooms and four and one-half baths in nearly 4200 square feet. Built in 2009 plus remodeled and updated with fine finish materials and features. Large bonus room upstairs. Expansive deck accessible from the main floor master suite and kitchen. Much of the deck is under the cover of a roof. Outdoor fire pit, raised bed garden and playhouse in the over one-third acre yard. Oversized and extra deep triple car garage with work area and sink. This is a large, updated and well maintained house with a floor plan flexible enough to meet the needs of a variety of households. \$720,000. Call Keith at 360-921-0991.



HOLY RIVER VIEW!

180 degree unobstructed Columbia River view! Luxury home with many upgrades and hi-end finishes is under construction now. Only minutes from I-5 and less than 30 minutes to I-5 bridge. Kalama is closer than Battle Ground! Over 3500 sqft, 2 masters, 4 car garage, two fireplaces, giant kitchen, massive deck with view for entertaining and beautiful features throughout for \$695,000. Same house and view in Clark County would be \$1,000,000! Great schools & the Port of Kalama is exploding including a Mcmenamins coming soon. Finish date projected for April.

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 Real Estate Service

Happy Easter from Guild Mortgage



Paula Nirschl
Branch Manager
NMLS #383396



Scott Haij
Branch Manager
NMLS #110467



Kelli Scott
Loan Officer
NMLS #396702



Donald Owen
Sr. Loan Officer
NMLS #461850

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NMLS #178430

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Ph: (360) 597-8854
jennifer@ginnrealtygroup.com



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ONE-LEVEL IN WASHOUGAL

One level living you've been looking for! 2,818 sq ft, 4 BR/3BTH. Sq footage includes attached 1 bdrm, 1 bath apt w/ kitchen, its own driveway & entry. Perfect for multi-gen living! Completely remodeled in 2015, main house has a spacious floor plan, large utility room, & master bath with soaking tub & double vanities. Enjoy a beautiful covered deck out front & a large, fully fenced backyard. Listed by Rachel Layman – 360-549-5437 RMLS#18122626



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Perfect one-level, 2 bedroom, 2 bath condo on ground floor in gated community near WSU/Legacy Hospital, shopping and I-5/205 interchange. Electric FA with heat pump for cooling. Wainscoting in dining area, easy access shower in master bath. Amenities include pool, exercise room and club house.

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tankless water heater, and high end finishes. The kitchen has stainless steel appliances, including a gas range, as well as beautiful cabinetry and granite countertops! The master bedroom comes with a ceiling fan, large walk-in closet, attached bathroom with his and hers sinks and large walk-in shower. There is an additional bathroom in the hallway of the main living space with a shower/tub combo. Lots of shelving and storage throughout the home. Front yard landscaping is maintained by the Homeowner Association. Sorry, no smoking and no pets. Sec. Dep: \$1,300 (Refundable) Application fee: \$44 per person, all adults 18 years and older must apply. Move In fee: \$300 (Non-Refundable)

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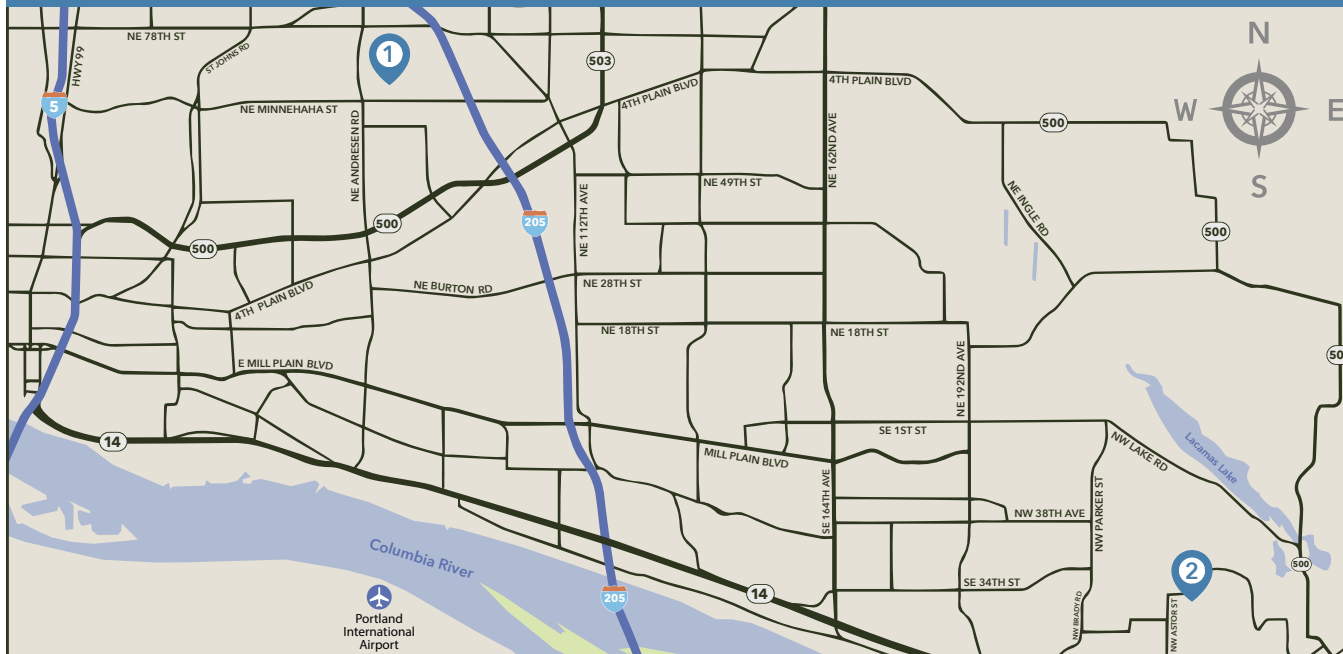


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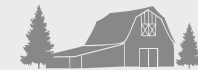
1



KOLES
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THURSDAY - SUNDAY
11 AM - 5 PM

2



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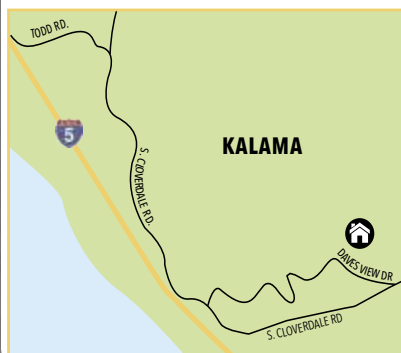
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Dave's View \$95,000 to \$119,900

Two acre Tracts. Views of the Columbia River, Oregon foothills, and the surrounding territory. City water, electricity and phone to each Lot. Septic approved. Paved private roads. A neighborhood of luxury homes. Protective Covenants. Use the Builder of your choice.

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Contact Managing Broker
Keith Pfeifer
(360) 921-0991



Elk Hollow \$140,000 each

Six acre tracts. Territorial views. Electric-ity and phone to each lot. Shared wells installed. Septic approved. Paved private road. Protective Covenants. Use the Builder of your choice.

Contact Managing Broker
Keith Pfeifer
(360) 921-0991

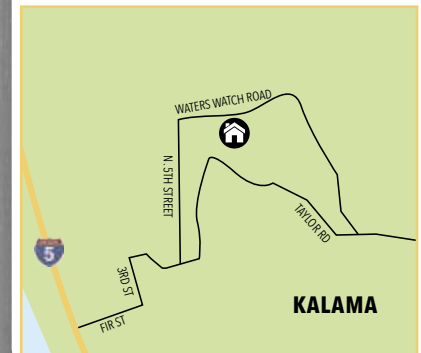


Waters Walk Estates

**120 Victoria Circle,
Kalama, WA 98625
Lot 39 \$72,500**

Partial views of the Columbia River, Oregon foothills, and the surrounding territory. Public utilities available to serve this lot. This lot is ready to build. Protective Covenants. Use the Builder of your choice.

Contact Owner/Managing Broker
Keith Pfeifer
(360) 921-0991



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ACRE - CLOSE
IN - RV!**

Lovely curb appeal with welcoming front porch. Flowers galore – space for RV parking – and patio living in fenced private backyard! Hardwood floors in great room, open to sunny dining area. New counters, cabinets and appliances in the kitchen. New central air with furnace! Seller has decorator's eye, and move-in ready. Lots of storage in the 2 car garage. Fenced, and planted with lovely easy care flowers. Outbuilding for your extras!



**HUGE 2500
SF± CUSTOM
HOME IN
GREAT
LOCATION!**

Here's the value for the dollar! Bayed windows with window seats in living room and guest room. Wonderful dining room. Hardwood floors in entry and den/office with French doors. Kitchen with eating bar, gas cook top and huge pantry. Large bonus room (16X12) could be 4th bedroom. Master Suite with vaulted ceiling and large walk in closet. Plus huge shed with power, RV parking, with paver patios w/trellis, fenced and gated. New central air with furnace. Refrigerator stays. **Only \$350,000.**



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5 BD | 3 BTH | MAIN FLOOR BD/BTH | NEW INTERIOR AND EXTERIOR
PAINT | REFINISHED HARDWOOD | NEW CARPET | 3 CAR GARAGE

SALMON CREEK / FIRESTONE PARK



\$515,000 | MLS# 18508925

BUILT IN 2017 | 5 BD | 3 BTH | LOFT | DESK/TECH CENTER | MAIN
FLOOR BD/BTH | 3 CAR GARAGE | COVERED PATIO

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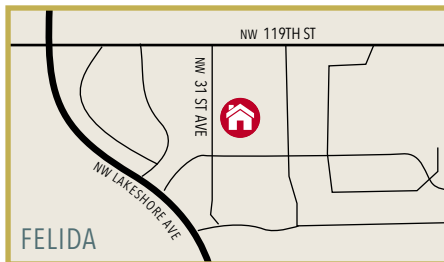
MOVE-IN READY HOMES

FELIDA VIEW TOWNHOMES



HOMES STARTING AT
\$370,000

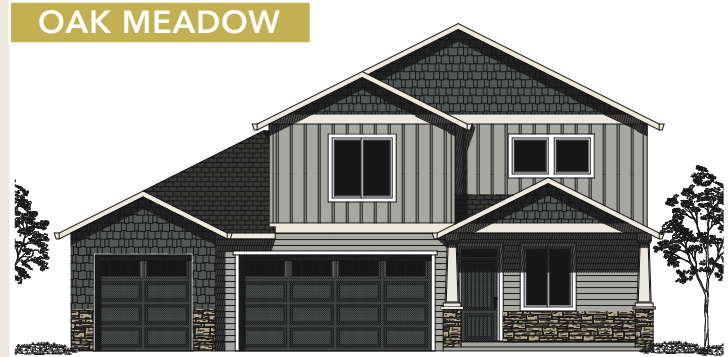
- A small gated community with easy living in mind!
- Single level and two story homes
- Luxury vinyl plank flooring
- Great room floor plans
- Beautiful Granite in Kitchen and Baths is standard



See Model @
11618 NW 30th Ct
just S of 119th St
and 31st Ave in Felida

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OAK MEADOW

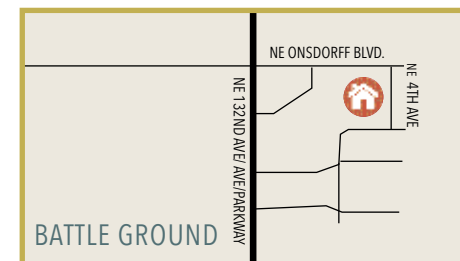


COMING SPRING 2018

HOMES STARTING AT
\$430,000

- This community wraps up with single level and 2 story homes from 2090-2760 sf - all with 3-car garages. Some with Main Floor Masters.
- Park, walking trails and a pond hosting local wildlife
- High ceilings, master suites with tiled showers and soaking tubs plus luxury vinyl plank flooring in large great rooms are standard
- Photo represents 1406 NE 4th Ave (Lot 9), 2760 SF Plan. Other floor plans available.

Battle Ground
1410 NE 4th Ave
Head East on Onsdorff
to its end



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\$525,000

Debbie Ehlers

360-721-1087 | RMLS# 18435866
3001 NE 106th St., Vancouver, WA 98686

Exceptional and beautifully kept home located in Sherwood neighborhood. Entertainer and gardeners delight! The new owner will reap the beauty this home and yard have to offer. Vaulted living room, romantic dining room, expansive wood floors, sun room, oversized bedrooms, gorgeous woodwork. Granite, pantry, island, newer light fixtures and newer roof compliment this home. This beautiful home won't last long. Close to I-5. Beautiful grounds & creek with a territorial view!




\$900,000

Gina Salt

360-771-0205 | RMLS# 17178667
12324 NE Shanghai Rd., Vancouver, WA 98682

Beautiful custom home on nearly 5 private acres in the amazing Hockinson school district. Immaculate greatroom style with floor-to-ceiling fireplace. 10' & 18' ceilings, A/C & surround sound. Gourmet kitchen with granite, stainless steel appliances, coved ceilings with a copper inlay. 5 beds, office, theater room, bonus room & indoor sauna. 1,200 square foot guest/in-law quarters. Stamped concrete, covered patio with an outdoor grill. Beautiful grounds & creek with a territorial view!




\$183,000

Patty Britcher

360-562-5822 | NWMLS# 1252996
546 20th Ave., Longview, WA 98632

Just two blocks from the lake. This beautiful 3bedroom/1bath 1,286 square foot home was built in 1948. Home has tray ceilings, rounded wall corners, built-ins, spacious kitchen with adjacent laundry/utility room. Fresh paint, newly remodeled bathroom with built-in's. Newer roof & 2 car detached garage with workspace & additional parking in alley. French doors open to a fully fenced back yard. Front has built-in flower boxes.




\$354,900

Kat Tarr

360-784-1238 | RMLS# 18531673
9412 NE 41st Ave., Vancouver, WA 98665

Recently upgraded 3bed/3bath corner lot surrounded by fruit trees. Absolute quality throughout, with craftsmanship you rarely find in new construction at this price point. NEW waterproof 12mm laminate flooring, NEW kitchen remodel with granite counter tops and gas appliances, floor to ceiling tile master shower, crown molding and upgraded real-wood trim package looks amazing against the new interior paint. Enjoy private vineyard & greenhouse.




\$974,900

Scott Combs

360-904-2966 | RMLS# 18268248
3411 NW 207th Cir., Ridgefield, WA 98642

Beautiful private park-like setting! This home sits on 7.97 acres with pride of ownership! Home features high-end finishes & custom built-ins throughout. 24x24 shop with loft. 4 bedrooms, 3 baths, island kitchen with slab granite counters, walk-in pantry, double convection ovens. Master bedroom with jetted tub, walk-in closet & sitting room. Huge bonus room with surround sound. Hardwood floors in family & dining room. 2 master suites on main! List goes on!




\$1,150,000

Dale Chumbley

360-260-3253 | RMLS# 18060569
13215 NW 33rd Ave., Vancouver, WA 98685

Better than NEW! Stunning 6,000+ square foot home overlooking Salmon Creek. Perfect for generational living. Approximately 3,700 feet on upper 2 floors AND almost 1,800 feet downstairs, including full kitchen. Granite, Travertine, hardwood, freshly painted exterior, 2 huge decks overlooking creek, 650 square feet of storage. Park all your toys in the over 1,850 square foot garage! 6+ cars will easily fit. 2 heating systems, recirculating water, plus more!




\$475,000

Kimberly Sessions-Freund

360-606-6467 | RMLS# 17405388
14007 NW 43rd Ave., Vancouver, WA 98685

TWO TAX PARCELS! Attention developers or a great opportunity for buyers to live in existing home while building your dream home on the separate tax parcel in front. The acreage has unbelievable panoramic territorial valley views that include the river, mountain & Salmon Creek! A one of a kind property and chance to develop or build in the desirable Felida area, adjacent to "Ashley Heights." Clearing of overgrowth will open up VIEWS!




PENDING

\$102,643

Chad Earhart/Lorre Jaffe

360-560-2044 | NWMLS# 1148055
1609 Minor Rd., Kelso, WA 98626

This is a HUD home. This home is huge. Appraisal says 1,904 square feet but that is just top floor; basement doubles that. If you need lots of rooms, or large rooms, this is for you. You have the chance now to give this one your personal touches for updating; make it the way you want. Home has circular driveway and parking pad, which could be made into garage and additional parking area for lots of room for cars or RV's. Buyer to verify utilities.




\$498,900

Gary Nigro

360-909-4244 | RMLS# 17154249
4642 Eldridge Dr., Washougal, WA 98671

Nice home with lots of room! Backs to a beautiful greenspace! Roof, windows and gutters just cleaned, fresh exterior and interior paint, new carpet, nice laminate and tile floors, theater room on the lower level, formal living room and formal dining room, large family room with high ceilings and lots of natural light.




\$725,000

Brianna Brooks

360-903-1183 | RMLS# 18544697
17807 NE 26th Ave., Ridgefield, WA 98642

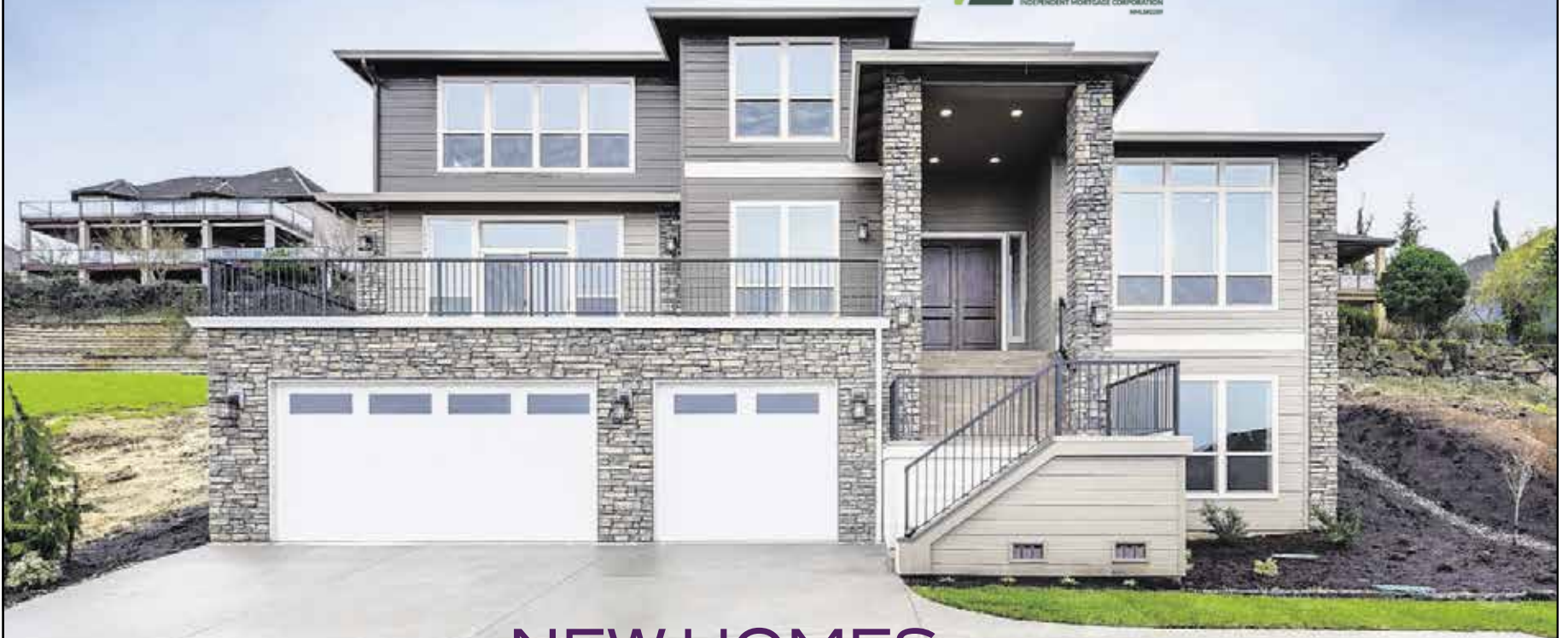
Stunning one-level custom home situated on a beautiful, nearly quarter-acre lot, backed with mature trees, complete with a large covered patio with gas fireplace. This thoughtfully designed home offers expansive open concept living with vaulted ceilings, extensive natural light from large windows and more! Prepare meals and entertain guests in your gourmet kitchen and relax in your spacious master suite with gorgeous backyard views!

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MAY 30

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Call Teres @ 360.904.0025

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Contingencies

What if giving someone mortgage advice was contingent upon someone obtaining a loan? The truth is that getting a loan doesn't work that way. Yet I find what keeps many people from asking is a fear about what they will owe someone for trying. I believe that the bigger fear yet is about what the answer might be or maybe even that a borrower doesn't want to look like he or she isn't knowledgeable. I can tell you that there is way too much information regarding loan rules and federal requirements for any person not working in the mortgage industry to keep up a general knowledge. That's why you should ask your mortgage advisor any question you have and know that asking is contingent mostly upon you. You also shouldn't fear the response of your advisor when he or she asks you tough questions. Such characteristics such as asking the right questions are what separate experts from amateurs. You should expect high quality business acumen in the advisor you ask questions and trust with the information you provide without judgement.

While contingencies are a major part of many real estate transactions, there are contingencies that advisors utilize to help you get what you need to live well and experience financial success in your purchased home. Contingencies such as sales incentives are bona-fide contingencies. It's a smart ask to request the seller to pay some of the closing costs or fronting monies for home warranty insurance.

It's also perfectly normal to ask the seller to set aside some monies for a remodel to your specifications. The best person to help you decide about what contingencies might be a financially smart start would be your mortgage advisor. Your mortgage advisor should know your finances best and can help you make a list of requests that your real estate agent can put into action. Your mortgage advisor can also help with loan contingencies such as how you obtain your down payment or whether you need bridge



funding when building. Today's options for meeting loan requirements are many and varied and go beyond what the borrower often brings to the loan by him or her-self.

Sales contract contingencies are implemented by your local realty expert. Oddly, large numbers of final contracts end up with no contingencies according to the National Association of Realtors. It's unclear about why that happens that way, but it is suspected that buyers are simply not asking. Buyers may be afraid to ask, but if you have the right mortgage advisor, that person can support you in making the ask. While closings are settling on time for the most part as of December, 2017; 25 percent of closings were delayed. The biggest delay was caused by glitches found in the buyers' credit files or the discovery of liens or judgements that required resolving. Once again, if a buyer starts with the mortgage advisor before implementing the real estate sales contract, many of these delays would not happen. It might be smart to ask your mortgage advisor if he or she is willing to ask the tough questions of the borrower. Other delays are caused by appraisals causing 16 percent of delays with inspection disputes causing 12 percent of the delays. I find it all boils down to the finances of what a buyer needs to make

a deal financially sound.

Getting such contingencies lined out before you find that perfect house is smart. As people, we are famously driven by a play-to-win mindset. However, when we move into a home we've purchased, we move into a neighborhood and become a part of the overall community. This thought brings me to the ability to work in trust with those advising you and the importance of fostering healthy dialogues that gives confidence in the advice you receive. Everyone should be able to develop a lifelong relationship with his or her mortgage advisor, real-estate agent, insurance agent and others who participate in the home buying process.

Reputations are lost quickly due to carelessness. Accuracy, sincerity and professionalism should be non-negotiable. Who you ask is equally important as what you ask.

My goal is to find the best fit for a borrower's financial needs. Maybe asking about the goal of your advisor is the first best contingency to place upon an advisor?

We lend where we live,

Mike

Michael Pattullo
Peak Mortgage

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Mortgage Expert
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Spring into a
New Home!

— WASHINGTON GEM —

NEW PRICE



Excellent Location, 4 Bedroom with RV Parking

Great Location w/ nearby Community Park. Super Clean, 4 Bedroom, 2.5 bath Home with Soaring Staircase, Fresh Exterior and Interior paint. New Lighting Fixtures, Spacious Master bedroom with sitting area, attached bath with Jetted Tub and shower. Walk-in Closet. Stainless Appliance package, Island Kitchen with pantry, Utility room with Cabinets & sink. Nice construction. All new Hardi Plank Lap Siding (all four sides). Call Debra for Details.

\$405,000

— ARIZONA JEWELS —

SOLD



\$375,000

55+ Community in Sun City Arizona FANTASTIC COMMUNITY OF FINE HOMES WITH CLUB HOUSE, GOLF AND RECREATION.

Fantastic Community of Fine Homes with Club House, golf and recreation. This 3 bedroom Home boasts tall Ceilings, Upgraded Interior Accents, All new Landscaping, Spacious 2 car Garage with additional Shop. All Freshly painted and Clean. Huge lot, Cul-de-sac Location. Call now for tours of this home and others.

AVAILABLE



\$240,000

Great 2nd Home in Sunny Arizona POPULAR SPLIT FLOOR PLAN CAMERON MODEL

EXPANDED with new carpet and wood-look tile flooring throughout. Recently painted interior and exterior in neutral palette. Master suite with ceiling fan, bay window, walk-in closet, dual sinks, oil-rubbed bronze faucets, granite counter-top, and separate water closet. Gorgeous new granite slab in kitchen with new faucet and under mount sink, gas cooking, recessed lighting and ceiling fan. Guest suite with walk-in closet, ceiling fan and bay window. Professionally landscaped front yard with mature palms, lemon, orange, and grapefruit trees. Located in Desirable Resort-Style Community of Sun City West featuring Golf, Community Pools & Spas.

SOLD



Designer Home with Pool in Phoenix PREMIUM PHOENIX MOUNTAIN PRESERVE LOCATION

Look no further, this custom home has been lovingly maintained and upgraded with the finest amenities. From the prestigious designer Metal & Glass Entry Door, to the soaring ceilings and upgraded Décor, this decorator's dream will impress and delight you! Upgraded features include newly installed Travertine and hardwood flooring, expansive designer kitchen, custom temperature controlled wine closet, staircase with contemporary metal railing.



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Each office is independently owned and operated.



Paige Abu-Nawwas
971-244-2202



Carol Bradshaw
360-852-7935



Bev Brissler
360-921-4742



Dan Brooks
360-281-3161



Michelle Gallichant
503-789-9189



Nick Jolma
360-921-4548



Michelle Kirk
360-672-5475

A CABIN IN THE WOODS!



\$250,000

Forest Road 9015 near Swift Reservoir. 3 BR, 2 BA, 1920 sf, built in 2004. Escape to this serene cabin and leave your troubles behind. Propane powered generator, appliances & water heater keep you comfortable. 2 bay detached shop. 4.52 Beautiful treed acres!

EASY, ONE LEVEL LIVING!



\$394,900

This home features an open layout w/ kitchen that includes granite counters, ss appliances & large pantry. 3 BR, 2 BA, 1827 sf. Large master w/tray ceiling, walk-in closet & great bathroom. Peaceful neighborhood & neighbors green space.

LOCATION IS KEY!



\$475,900

4 BR, 2 BA, 1872 sf home + approved hardship MH on 2.35 acres. Fully fenced and x-fenced, as well as RV parking. Originally set up as a miniature horse property. Extra storage room & utility. Detached garage w/ breeze way. Lots of possibilities!

AMAZING LOCATION ~ LARSEN MEADOWS!



\$545,000

Beautiful Victorian home w/wrap around porch. 5 BR, 2.5 BA, 2721 sf. Kitchen w/gas stove, granite & tile. Master w/balcony, bath & walk-in closet. 30x40 shop plumbed for air & 220. Lot is fenced 1/2 acre w/fruit trees, garden & fire pit.

COUNTRY LIVING ON 18 ACRES!



\$649,500

Awesome territorial and mountain views. Lovely 3 BR, 2.5 BA, 2425 sf. Cozy LR w/wood stove. Updated kitchen w/ss appl. Updated baths w/tile accents. Large bonus room. 36x48 barn w/3 12x12 stalls & 4 mini stalls. Covered loafing area & trailer parking.

MULTI-FAMILY ~ 8 UNITS!



\$879,000

Six, 1 BR units and Two, 2 BR units. Two separate buildings on one parcel. Very good rental history. Easy to fill vacancies, if needed. Some long term tenants, 15+ years. Location has easy access to shopping, freeways and bus line.



Amy Peterson
360-624-8405



Eileen Phillips
360-326-5906



Cody Uskoski
360-601-7464



Julie Uskoski
360-798-3396



Debbie Walker
360-921-2866



Betty Webberley
360-909-6152



Glen Willis
503-380-7629

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10 ACRES IN RIDGEFIELD!



\$974,900

6000SF / 4BD / 3.5BA Luxurious Ridgefield Country Estate. Private & Peaceful Setting. Bonus Rm, Guest Quarters. Granite Kitchen Counters, Gas Appliances, Hardwood Floors, Paint, Custom Cherry Cabs, Fireplace's in Master, Living,

Family & Basement. 6 Car Garage, Shop, and 25 Minutes to PDX or downtown Portland.



James Kimball
360-901-1000

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BUSINESS OPPORTUNITY



\$789,900

This is your rare chance to own a Branded Gas Station/Mini-Mart in Camas, GREAT CORNER, HIGH- TRAFFIC LOCATION across from Paper Mill! Don't miss out on this wonderful business opportunity in downtown Camas!



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COLUMBIA RIVER VIEW!



\$749,900

6000SF / 4BD / 3.5BA Luxurious Ridgefield Country Estate. 10 Acres, Private & Peaceful Setting. Bonus Rm, Guest Quarters. Granite Kitchen Counters, Gas Appliances, Hardwood Floors, Paint, Custom Cherry Cabs, Fireplace's in Master Suite, Living, Family & Basement. 6 Car Garage, Shop, and 25 Minutes to PDX or downtown Portland.



James Kimball
360-901-1000

www.RealtyProWeb.com/18356425

FAIRWAY VILLAGE REALTY

THE HILLCREST



\$495,000

2229SF / 3BD / 2 1/2 BA Main floor living with guest suites and bonus above. Relax on your golf course frontage main floor huge deck or upper deck overlooking the 6th green. Views from your Kitchen, nook, family, master and Upper Deck. Features hardwood floors, Cement fiber siding, recent roof, and 4' deeper garage for more storage. A Master planned 55+ Golf Community and clubhouse with exercise, pool, sauna, planned activities and more!



Karl Lemire
360-936-0554

www.RealtyProWeb.com/18141652

THE ENGLEWOOD



\$475,000

2059SF / 2BD / 2BA One of the best lots in Fairway Village. Just off the 5th green, but no screen is necessary, so you have an unobstructed view of the green. Several fir trees for shade in the summer. Brand new deck. Den is located at the front of the house with a nice window for light.



Kevin Carney:
360-901-1000

www.RealtyProWeb.com/18553639



6 ACRES IN LA CENTER!



\$724,900

3478SF / 4BD / 2 1/2 BA Elegant Country Living - Guest Quarters w/kitchenette downstairs, sitting on over 6 gorgeous, private & secluded acres. Large, Open & Lots of Natural Light. Custom kitchen w/granite slab counters, gas appliances.

High ceilings, beautiful hwd floors. Master Suite w/fireplace & Jetted tub. Large bonus room upstairs. Beautiful covered deck perfect for entertaining! Lg fenced yard & garden area.



James Kimball
360-901-1000

www.RealtyProWeb.com/18152865

HUGE MASTER SUITE!



\$317,500

1404SF / 3BD / 2BA Little bit country yet close city convenience. Well maintained 2004 Manufactured Home; separate wing of 2BD/1BA. Lots of light & windows. Easy care, covered back deck w/ enclosed mudroom storage area. Extra deep garage w/shop benches & storage. Separate 3rd bay garage. Office room w/own entrance. Separate Artist/craft shop w/mini garage for mower or?? Easy access cement walkways, RV parking. Territorial views!



Jackie Siewert
360-607-7152

www.RealtyProWeb.com/17508448

GREAT LOCATION



SOLD IN JUST 4 DAYS!

\$289,900

1089SF / 3BD / 2BA Cute & Comfy Single Level Living Home! Wonderful opportunity for First-time Home buyers, Investors & Downsizers alike. All Appliances included! Quiet, Corner Lot Location at the end of a Court. Conveniently located near all amenities & the NEW Union Station Center, Costco, Dining, Shopping & more. Just one block to the Park with trails. Close to C-Tran and a short drive to PDX & downtown Vancouver via SR14!



James Kimball
360-901-1000

www.RealtyProWeb.com/18675382

THE PINEHURST



\$439,000

1683SF / 2BD / 2BA Location and view! Close to the clubhouse. Relax from your prime golf course frontage home, yet no wayward balls! View from your Kitchen, nook, family, & master. Large covered patio with access from family and master.



Perry Overstreet:
360-980-0306

www.RealtyProWeb.com/17487412

Master suite features a private soaking tub with natural light, walk-in closet and skylights. This is a well-maintained home with low maintenance vinyl siding and a recent roof.

THE DEL MONTE



\$214,000

950SF / 2BD / 2BA Ground Level, open concept plan overlooking a beautiful landscaped open space. Walking paths off your covered patio leading to parking. Large 1 car garage that's close with an access door. A Great condo community with a clubhouse, golf, workout room, party rooms, daily activities and an in-ground pool, this condo is in great shape, spacious and very desirable floor plan.



Karl Lemire
360-936-0554

www.RealtyProWeb.com/18558383

A Must-see!