

DECEMBER 2019 VOL. 34 NO. 12

Clark County's Real Estate Guide

 **Columbian HOMES**

HOME

BOOK

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

Tony Glavin & Patti Griffith, Re/Max Equity Group

See page 5 for details

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Service USAR/Army
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greenwaldteam@creeksidem.com



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Michael Frakes

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mike@creeksidem.com



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HOME BOOK

December 2019/VOLUME 34 NO. 12
www.columbianhomes.com

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Columbian HOMES

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COVER HOME



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3 Communities:

PLEASANT HIGHLANDS: Vaulted Ceilings, Quartz counter all on a quiet and private cul-de-sac. 2-Story, \$424,900, last one! Completed December 15th.

LINCOLN CREST: 4 lots to choose from, (2 on greenbelt), Pick your Lot and House! 9' ceilings, wood floors, quartz, tile & more. Gorgeous master with tile shower, coffered ceilings, established neighborhood, walk to Burnt Bridge Trail. Starting at \$575,000.

THE HEIGHTS AT PLEASANT VALLEY: 9' ceilings, wood floors, coffered ceilings, custom trim, gorgeous kitchen with white cabinets, quartz countertops with tile accents, mudset tile shower, soaking tub, covered patio, fenced and landscaped. Starting at \$649,900.



Tony Glavin
360-907-1330

RE/MAX HUDSON BAY
EQUITY GROUP HOMES
Office 360-258-2468



Patti Griffith
360-624-4367





Carol

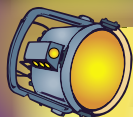
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Jason

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SPOTLIGHT HOME OF THE MONTH!



VINTAGE HOME ON SUBDIVIDABLE LAND ZONED R-4 OFFERED AT \$900,000

This 1.02 acre parcel accesses Evergreen Highway to the north and borders Riverside Drive to the south. South-facing, sloping lot provides opportunity for view lot(s) for building home(s) in front of the existing home. This 1936-vintage home, with oversized detached garage-shop/RV storage area, will need some restoring but has beautiful hardwood flooring and sits at the top of the hill w/panoramic views of the Columbia River! Very private & "estate-like" grounds that just need to be brought back to its original state. Most of the value is in the land, but there is opportunity here for someone with vision! RMLS #19604796

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RIVERSIDE POINTE CONDO

Huge windows and large covered south-facing deck opens up a mighty Columbia River view to all living spaces, including the kitchen and master bedroom suite! There is also a bedroom ensuite on the main level, and a large multi-purpose/storage space off the attached two-car garage. This approximate 1823 sq. ft. unit is part of a small community of condominiums nestled on a hillside close to the walking trails along the river. All appliances (plus washer & dryer) included. HOA dues of \$350/mo. includes exterior maintenance, common areas, insurance, landscaping, and CABLE TV! RMLS #19510284

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\$400'S**

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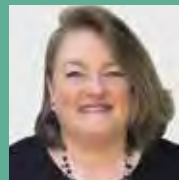
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- Custom Home on Cul-de-sac in Gated Community
- Floor to Ceiling Windows to Take in City Lights, Columbia River & Mt. Hood Views
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Video Tour: Sierra.USA-Relocate.com



*Perched atop of Sierra with
Fantastic Views of Lacamas Lake*

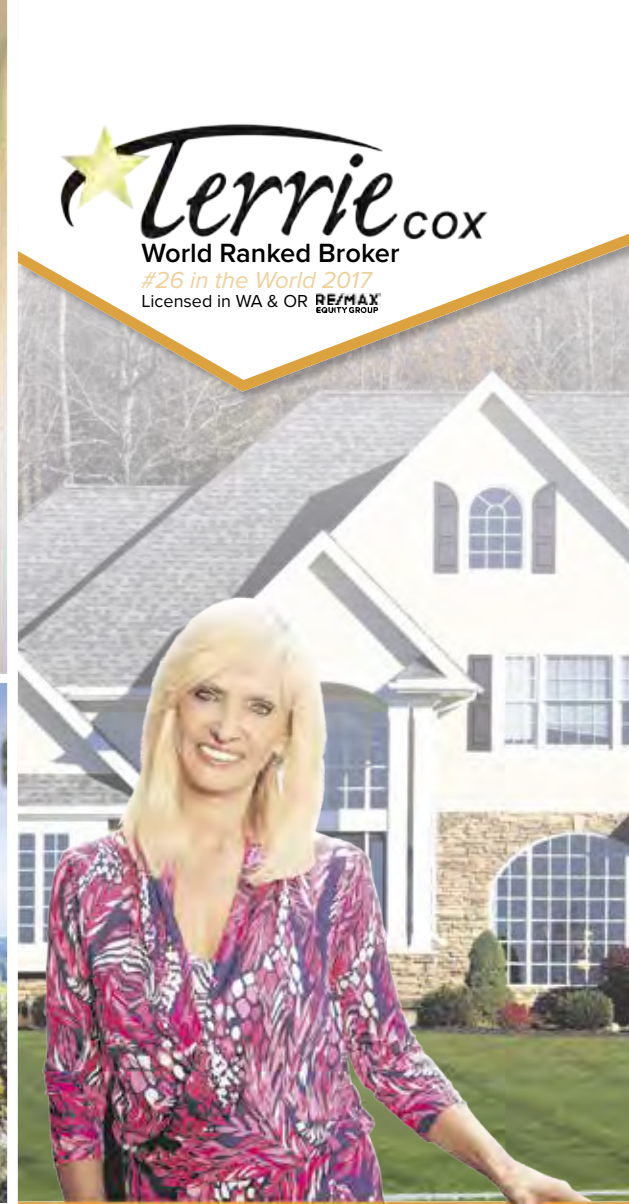




Video Tour at: Sierra.USA-Relocate.com

- Gentle sloping landscape with low maintenance plantings and water features.
- Steel Beam construction & indoor pool (14 x 50) & hot tub are floating on their own foundation not attached to house with Engineered French drains.
- Walking trails, park & lake one mile away.
- Front projection screen theater room next to wet bar room overlooking pool. Sun room.

4087 NW Sierra Drive, Camas, WA | \$1,500,000



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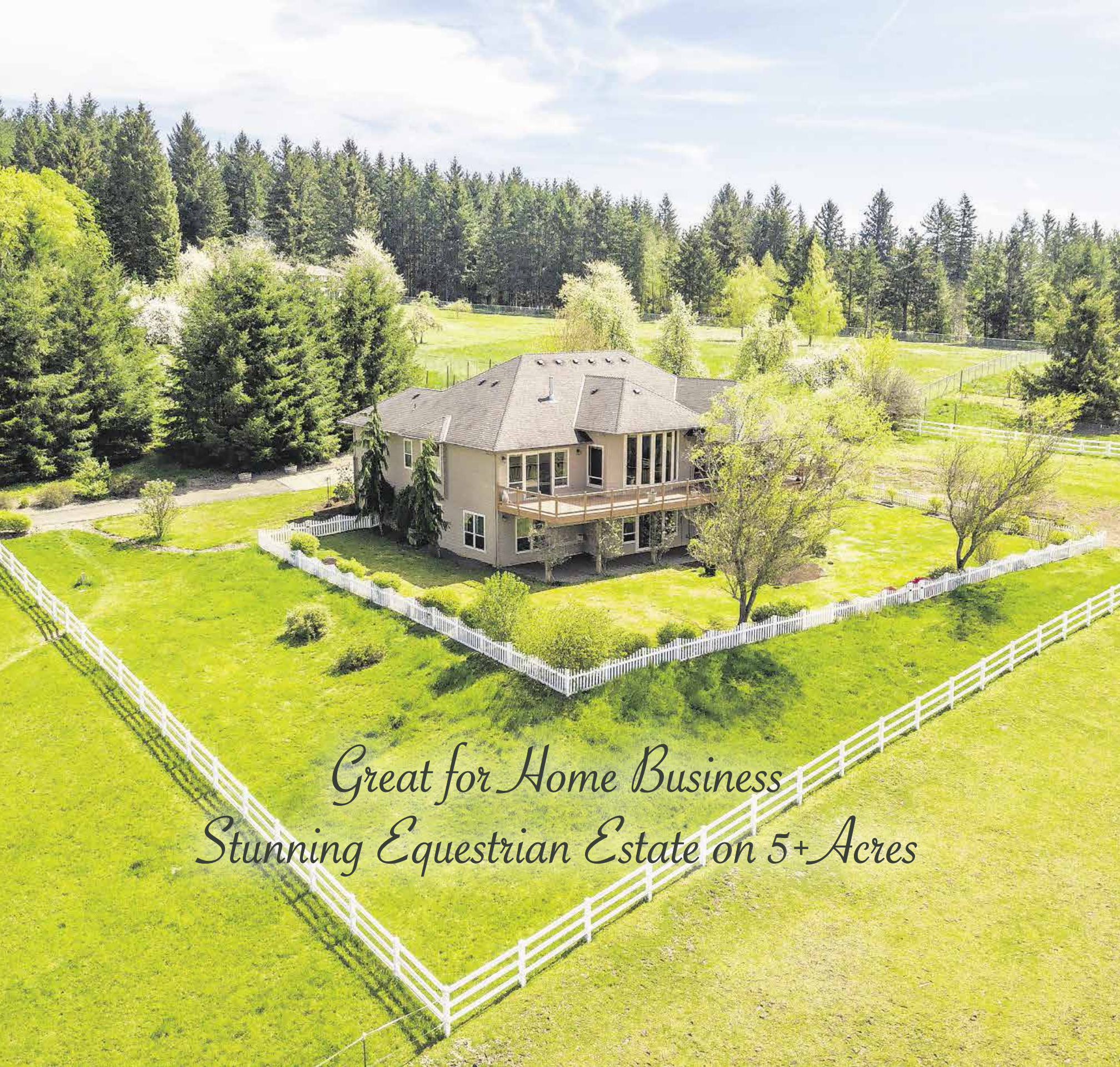


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2.43 Acres with Fabulous View!*



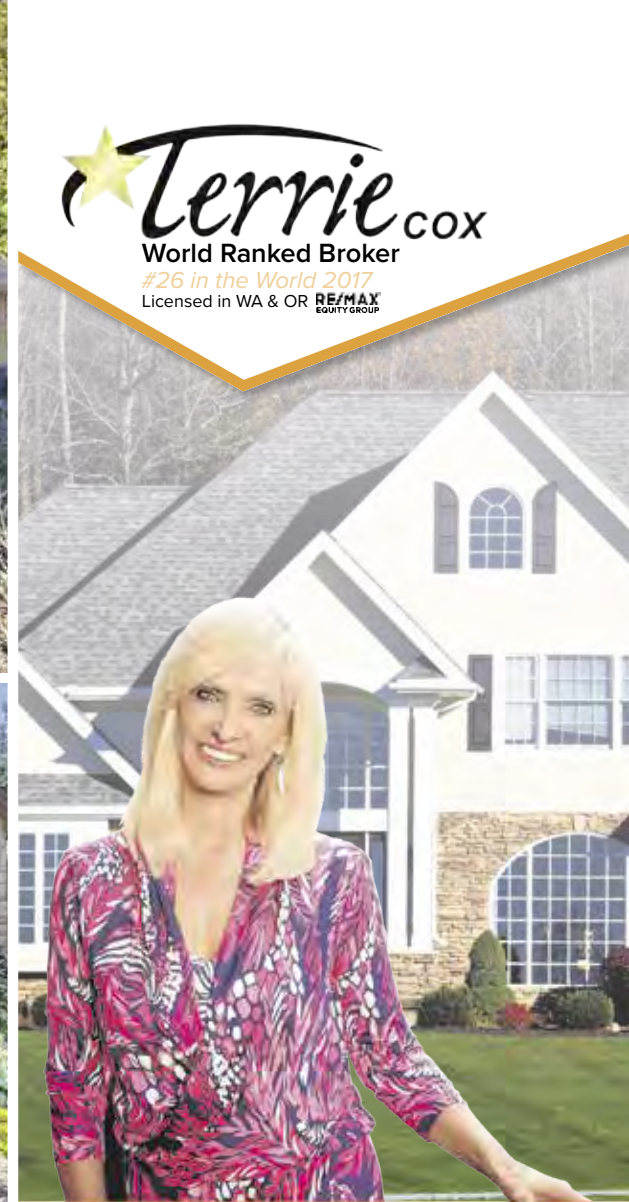


Video Tour at: 111.USA-Relocate.com

*WOW! Great Buy
at only \$150/SF!*

- 2 Master Bedrooms, 1 on Main Floor.
- 2 Covered Decks.
- Conveniently located just minutes to Lake Merwin Recreational Area, Freeway & Shopping. 35 min to PDX.
- 6,000 SF Home. Take the Video Tour and Call for Showing.

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HOA EXCLUSIVE
OWNERS SHARE
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4 Car Garage

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*This 10.49 Acre Gated Sub-Division
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- Shared with 10 other HOA exclusive owners.
- Complete w/BB courts, paved trails, tennis courts & baseball diamond.
- The home & grounds are impeccable.
- 1-Ensuite on main & 5-ensuites upstairs w/bonus.
- Just 25 Min. PDX. 6 mins to shopping & entertainment.
- 16' ft. door RV Shop w/potential (760 sq. ft.) suite above. Garages can hold 10 cars.

25719 NE 74th Court, Battle Ground | \$875,000



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Video Tour at: 13401.USA-Relocate.com

15+ Acres with Vineyard & Christmas Trees

- Grape vineyard SW facing. rows run N & S, Full SUNSET view wrap around deck of the grape vineyard with cedar overhand.
- Small apt. below with kitchen, shower & bath.
- 3 acres Xmas trees, 5 acres grapes house/bldg. 6 acres of woods.
- On west Mason Creek runs through.
- \$500 a yr ground lease on Xmas trees. Tax deferral

13401 NE 379th St, La Center, WA | \$725,000



LOTS, LAND & DEVELOPMENT

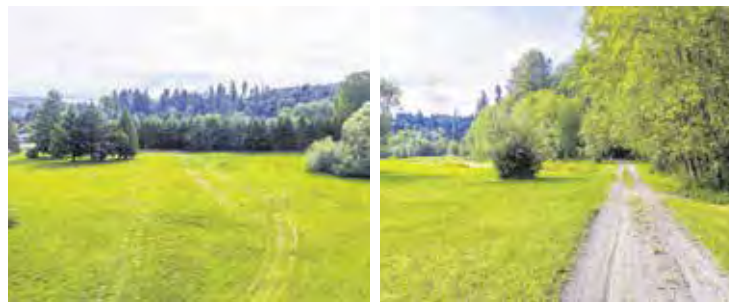
Over 65 Acres with Potential Income

- Potential Building Sites with Views.
- Gross value OF OVER \$300K in Alder & Fir trees currently in timber tax deferral. (Approx. \$50K to take it out of deferral.)
- You can take 1 acre out for free to build on.
- Property logged 35 years ago.
- Beautiful tranquil acreage with streams that flow to the Lewis River. Riding & horse trails. Single livable trailer & tractor shed. Plenty of space for helicopter pad. 3-Gates into the property.

2615 NW Hayes Road, Woodland, WA
\$689,000



Video Tour at: 2615.U.S.A-Relocate.com



Zoned Light Industrial in Kelso

- 5.47 Acres!
- Across from Foster Farms Processing Plant. Located near I-5.
- Level, Utilities readily available, Road frontage on S. 13th Ave in Kelso Business Park.

S 13 AVE S, Kelso, WA | \$595,000



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


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- 10 Amazing Acreage Estate Lots
- Outstanding Views of City Lights & Mountains!
- Remarkable Sunsets to be had!



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



ruff ruff
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to My Friends too!

2019

has been an amazing year . . .

Thank you to all my past clients who made this possible. I am thankful for the relationships built and the referrals!

I look forward to another great year in 2020!

HAPPY HOLIDAYS

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LOVELY VINTAGE HOME

On a quiet street. Inviting living room with fireplace, French doors to dining room, master and another bedroom on the main, 2 large bedrooms upstairs, and an apartment in the basement. Detached two car garage, mature landscaping. MLS #19375778



WONDERFUL LOCATION

Less than 1 mile to I-5. Home is on a flat 2.5 acres. Possibilities galore, open concept living area, 4 bedrooms, 3 baths, large bonus/studio on the upper level. Vaulted ceiling in the living room with a wood stove insert to keep it cozy. Existing manufactured home (hardship) to stay. MLS #19529831



NW CONTEMPORARY

Newly complete NW contemporary style with inviting vaulted timber frame entry. Open floor, island kitchen, with SS appliances, large dining area and office. Master is also on the main, with the laundry room/mudroom. Lower level has 2 large bedrooms, full bath, storage pantry area as well as shop area with full size garage door. Terraced back yard. 2+ acres. Detached garage. 4 miles from I-5. MLS# 19667059



WOODLAND BOTTOMS HOME

All level 3+ acres with cultivated lilacs, fruit trees and garden spot. One owner 70's era ranch style home, double garage with workshop and small office space plus big shop building for your RV, toys and tools. Private well and septic, machine shed. Excellent investment in Industrial Agricultural area and ideal set-up for your country home and small business. Level all usable land with irrigation water, ideal! MLS# 19015818



ONE LEVEL RANCH

Over-sized lot with shop. Home is a 3 bedroom 2 bath with a sunroom, laundry room, extended garage, fenced back yard, garden shed and more. All appliances stay, (stainless in the kitchen) and oak cabinets. Master has a walk in closet. Large shop has extra covered parking area. MLS# 19659501

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Private gate open to a circular drive, 2 story home, shop and shed. Established landscaping, dog run, hot tub, water feature and RV hook-up. Bamboo floors throughout main level, updated kitchen and baths, new carpet and tile. Shop w/studio, shed provides extra storage and covered parking. Close to fishing, golf course and lakes. This is a spectacular move-in ready home on 2+ acres.

\$694,900



EXCEPTIONAL CUSTOM HOME

Home with a view, terrific established landscaping, privacy, covered RV space w/septic, 2nd living area, basement shop/garage. Exceptional kitchen with custom cabinets, island, hardwood floors, great rm with fireplace, lots of windows, decks and even a hot tub off the huge master bedroom. 5-acre park-like setting with creek, pond, and barn. Loads of parking. MLS# 19480101

\$399,000



HOME ON 5+ ACRES

4 minutes from McMenimins and Kalama Marine park. New laminate floors on main, slider to deck with seasonal view of Columbia River, large laundry room and 2 bedrooms on Upper, oversized master with bonus room. Outside there is fenced organic garden area, raised beds, fruit trees and berry bushes. Shed, circular drive, seasonal creek.

\$495,000



MASTERFULLY BUILT

Solid to the core, this home will delight you. One level living, w/ spacious master suite w/laundry rm for efficiency. Large open kitchen w/eat bar. Beautiful oak floors throughout. 3' wide doors. 9' ceilings. Covered-tiled deck to enjoy the stunning views all year. Huge unfinished basement w/3/4 bath, laundry & sep. entrance. 2 acres. Must see! MLS# 19304528

\$350,000



22.48 ACRES!

Only 1.5 miles from I-5. Several prime building spots, all utilities are in. Great location close to fishing ramp. Shop, fenced area, shed and more. Build your dream home at your own pace while living in a very habitable 780 sq ft, 3 bedroom 1 bath manufactured home. When finished, you may even keep the manufactured home for rental potential. Mls #19079402



\$1.1

M

EXQUISITE 1939 REMODEL

VANCOUVER, WA | 3 BR | 4.1 BATH | 3,253 SQ FT | MLS# 19225413

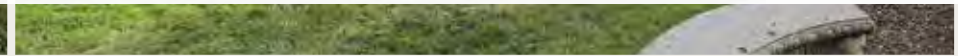


BEACH AND RIVER ACCESS

VANCOUVER, WA | 4 BR | 3.1 BATH | 3,913 SQ FT | MLS# 19129960

\$1.05

M



\$4.8

M

BREATHTAKING RIVERFRONT

VANCOUVER, WA | 5 BR | 6.2 BATH | 9,712 SQ FT | MLS# 19186715



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HOMES GROUP

THE HASSON COMPANY

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360-931-1944

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\$1.55

M

DISTINCTION ON CAMAS MEADOWS

CAMAS, WA | 4 BR | 4.2 BATH | 6,070 SQ FT | MLS# 19216502



IMPECCABLE DETAIL

VANCOUVER, WA | 6 BR | 6.3 BATH | 9,300 SQ FT

\$3.88

M



\$2.6

M

EXQUISITE MODERN FARMHOUSE

RIDGEFIELD, WA | 4 BR | 4.2 BATH | 8,700 SQ FT | MLS# 18299343



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PRIVATE, PEACEFUL, GATED**\$1,800,000**

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www.johnlscott.com/59000

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Inviting 2 story foyer w/grand double staircase. Spacious LR w/soaring ceilings. Windows galore. Remodeled kitchen. Master w/balcony. Pool/spa.

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ATTENTION AVIATORS!**\$869,000**

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DREAM PROPERTY**\$850,000**

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www.johnlscott.com/67964

DAVE ROCHA 360-798-1996

ONCE IN A LIFETIME OPPORTUNITY**\$675,000**

Mystical 4BD/3.5BA in Camas. 1.96 acre lot complete w/epic tree fort, zip line, gazebo, shop. Frank Lloyd Wright influenced design. Waiting for you.

www.johnlscott.com/96286

COLE BRIDGES 360-606-5654

CUSTOM NEW CONSTRUCTION**\$649,900**

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www.johnlscott.com/14152

MARY J. SELFRIDGE 360-936-6515

INCREDIBLE CUSTOM RETREAT**\$635,000**

3BD/3BA, 3265 SF, 2 Private acres. Master and 2 Baths on main. Floor to ceiling windows with deck. Enjoy custom built-ins throughout.

www.johnlscott.com/68414

RUSTON HARRIS 360-607-1342

MULTI-GEN LIVING OPPORTUNITY**\$625,000**

5BD/3BA. 3593SF. Office & 5th bed on main. Vaulted ceilings, central vac, built-in sound system, security system. Level yard w/garden.

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MARYNA BAKUMA 360-608-6138

PRICED TO SELL!**\$585,000**

Country home on 5AC adjoining La Center city limits. Featuring 3774SF, 5BD/3BA. Gas forced air heating/cooling. Large deck, 20x40 shop.

www.johnlscott.com/37949

MARY J. SELFRIDGE 360-936-6515

PRIME LOCATION!**\$550,000**

Old Evergreen Hwy! Redesigned in 2013 w/ quality upgrades, 3072 sf, 4 BR, 3 BA plus office & bonus rm, gated entry, Trex deck!

www.johnlscott.com/63438

LIZ MARSHALL 360-253-1853

RIDGEFIELD COUNTRY LIVING**\$550,000**

Close in, remodeled 3br/2ba, 2216sf home on 5 usable acres suitable for horses/livestock! 2car gar+ 28x56 shop bldg. Country living at its best!

www.johnlscott.com/12267

HAROLD VAN PROOYEN 503-358-6585

FANTASTIC FLOOR PLAN**\$520,000**

Main home w/ 4BD/2.5BA. ADU w/ 2BD/1BA, kitchen & separate entry/gar. Kitchens include SS appli, laminate floors, quartz counter tops.

www.johnlscott.com/62593

CODY RUEGG 503-319-4948

GOOD AS NEW- MOVE IN READY**\$495,000**

5BD/2.1BA, 2685 SF. Lots of natural light. Granite counters. Tiled 2 headed master shower. Gated RV pad. Covered patio w/gas for BBQ.

www.johnlscott.com/35545

HARRY DRITZ 360-600-5047

HILL AT ROUND LAKE IN CAMAS**\$454,900**

Stunning 3BD/2.5BA w/ 3920SF. Engineered hardwoods & 9ft ceilings. Corner gas FP. Kit w/ lrg prep island & w/i pantry. Master w/soaking tub.

www.johnlscott.com/64630

JOAN MEZZANATTO 360-773-8373

BEAUTIFULLY MAINTAINED STONELEAF CONDO**\$444,806**

4BD/2.1BA, 2148SF in Camas. High end updates w/high ceilings on main & 2 car gar. Enjoy entertaining on private deck w/view of greenspace.

www.johnlscott.com/52819

SERENA LOUSIGNONT 360-904-4955

CLOSE-IN, PRIVACY ABOUNDS**\$439,000**

Room for everyone in this 4BD/3BA. Many updated throughout! 3070SF on 0.27AC lot. Mature landscaping. Convenient location. Good schools.

www.johnlscott.com/15523

SUE GOMES 503-720-7777

VINTAGE HEIGHTS RESTORATION**\$425,000**

Many professional, artisan upgrades in this 3BR/1.1BA w/2290SF. Plus den/office/4th bed. New 50yr roof. Amazing views. Easy access location.

www.johnlscott.com/50282

JUSTIN D. UNDERWOOD 360-333-5706

MASTER ON MAIN!**\$419,900**

3BD/3BA, office, bonus rm. Gas fireplace, skylights, ceilings fans, vaulted LivRm, large walk-in pantry. Fenced yard, decks, shed, outbuilding.

www.johnlscott.com/73330

BRYAN FIX 360-921-4472

FABULOUS 1 LVL HOME IN HIDDENBROOK**\$410,000**

3BD/2BA. Island kitchen open to breakfast area. Slider to low maint backyard w/small pond. Covered deck. Large master w/lrg jetted tub. 1800+ SF

www.johnlscott.com/19494230

DEBRA WILSON 360-921-9487

204 S.E Park Plaza Dr., #111, Vancouver, WA 98684 • 360-253-4100



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BEAUTIFUL 1 LVL IN SALMON CREEK**\$415,000**

3/BD/2BA remodeled home. Private, gated 55+ . Private, gated community. 1584SF w/great room & vaulted ceilings. Wide halls. Luscious master suite. There's more!
www.johnlscott.com/19074278

DENISE ANDERSON 360-281-7154

A HARMONY OF CHARACTER & CONVENIENCE**\$399,900**

Great Room living, 4 generous bdrm, 2.5 Bth, 2345 SF, all gas, AC, big island kitchen, granite, near WSU, quick access I-5 and I-205. NICE!
www.johnlscott.com/50995

LINDA SHOOK 360-904-1270

PRIDE OF OWNERSHIP**\$399,000**

Updates throughout this 3BD/2.5BA +XL bonus rm. w/ 2505SF. Lrg covered patio, landscaped yard. XL kitchen. Skylights. Must tour!
www.johnlscott.com/46918

DENISE ANDERSON 360-281-7154

SITTING PRETTY IN NORTH BONNEVILLE**\$379,000**

No detail left unturned in this magical 3BD/2.2BA home. Panoramic views from private master balcony. Gourmet kitchen. Oversized bay gar/shop.
www.johnlscott.com/85982

QUINCY ANDERSON 360-984-0489

RANCH STYLE HOME AMONG TREES**\$388,000**

4BD/1.75BA w/2610SF on .22AC lott. Kitchen w/ Shaker cabs, glass bksplash, LEDs. Sunroom. Wood FP and pellet stove. Xtra-wide driveway.
www.johnlscott.com/34408

CHRISTI MANGNER 360-433-1142

BUSINESS OPPORTUNITY**\$350,000**

Historic Neder's Restaurant property in Washougal. Zoned CC, 14000 SF level lot. 2400 SF building w/lube bay. Many allowed uses.
www.johnlscott.com/89304

DAVE ROCHA 360-798-1996

ELLSWORTH SPRINGS CONDO**\$349,000**

Remodeled 2BD/2.5BA condo w/1765SF in gated community. Loft/Office/3rd bed. Kitchen w/slab granite, island. Tons of storage. Private backyard.
www.johnlscott.com/62798

JOAN MEZZANATTO 360-773-8373

LONE OAK ESTATES**\$339,900**

NEW Home w/ 3BD/2BA. Open floor plan. Spacious kit. Vaulted great rm. Covered patio. Lrg vaulted master. Many other new homes to choose from!
www.johnlscott.com/62594

CODY RUEGG 503-319-4948

AMAZING RIVER & PARK VIEWS**\$329,500**

Remodeled top unit in Shorewood East Condos! New quartz counters, vinyl windows, heat pump, light fixtures, appliances. Remodeled baths.
www.johnlscott.com/75806

STARLING MICHELLE PREUNINGER 503-740-2231

CORNER LOT IN VIEWCREST TERRACE**\$315,000**

Great starter home or rental property in quiet, convenient location. New roof in 2017, SS appliances, fenced backyard & 2 car attached garage.
www.johnlscott.com/60106

KIM DREW 425-207-6788

REMODELED CUTIE!!!**\$279,000**

Sweet 2BD/1BA home w/many updates! Spacious living room open to completely remodeled kit. Lrg fenced backyard w/ 2 storage sheds.
www.johnlscott.com/46624

RUSTON HARRIS 360-607-1342

BEAUTIFULLY UPDATED IN LONGVIEW!**\$239,900**

Style is packed into this lovely 3BD home! Engineered hardwood plank flooring. Kitchen w/ traditional cabinets & open shelving. AHS warranty.
www.johnlscott.com/56869

JOAN MEZZANATTO 360-773-8373

LEVEL 5 ACRES**\$219,000**

5 acre parcel surrounded by nice homes. Natural setting, easy access, great wells in area, no CCR's, build your dream home.
www.johnlscott.com/40844

DAVE ROCHA 360-798-1996

RIVERVIEW HEIGHTS**\$180,000**

Build your custom dream home on 15K sf lot-room for shop. Choose 1 of many plans, bring your own, or we will design a home just for you.
www.johnlscott.com/68371

DAVE ROCHA 360-798-1996

GREAT HOME AND LOCATION**\$139,900**

Functional layout with 3BD/2BA 1491SF. Handicap accessible shower in master. 2 car gar, storage shed, covered patio, nice landscaping.
www.johnlscott.com/54463

JOSEPH R. WILKINSON 360-989-0255

11.4 ACRES IN YAKIMA**\$117,500**

The best Falcon Ridge has to offer! Level area for hanger & slightly elevated area for your dream home. There is a 526' deep well.
www.johnlscott.com/37948

PAUL BONADUCE 360-931-7591

2 PRIME CENTRAL BUSINESS DISTRICT LOTS**\$60,000**

Imagine 2 adjoining lots, totaling 3500SF in North Bonneville Business district - where you can live above your business space!
www.johnlscott.com/39887

QUINCY ANDERSON 360-948-0489

FANTASTIC LOT READY FOR YOU**\$60,000**

0.23 acre lot! 1 of 4 lots available. Power and water at street. Buyer to do own due diligence! Buyer to verify taxes.
www.johnlscott.com/43392

TAMMY L. MESSNER 360-903-1733

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Recent Market Activity

Presented by:



Just Sold!

28515 NE 201ST AVE
\$435,000

SOLD BY:
LORI HAUSLER 360-798-2786
Amazing Properties LLC

4110 NW FIR ST
\$390,000

SOLD BY:
CANDANCE PARADIS 360-256-0088
Berkshire Hathaway HomeServices NW Real Estate

14106 SE 35TH ST
\$685,000

SOLD BY:
DONNA ROBERTS 360-419-5600
Cascade Sothebys International Realty

3141 AMMONS DR
\$265,000

SOLD BY:
KORI BURKE 425-250-3301
Century 21 Northwest

1883 N O ST
\$315,000

SOLD BY:
ROBIN STEIGMANN 360-210-4690
Columbia River Realty

11301 NE 103RD ST
\$335,900

SOLD BY:
ANTHONY BRUNGARDT 360-989-3390
Front Door Realty

8107 NW 12TH AVE
\$467,623

SOLD BY:
TERRY ECCLES-PETTET 360-433-2599
Imagine Homes Realty, LLC

9915 NE 187TH ST
\$690,000

SOLD BY:
KELLY MUSCARELLA 360-702-0700
Keller Williams Premier Partners

3712 NICHOLSON RD
\$305,000

SOLD BY:
ASHA PRASAD 503-719-6056
Kelly Right Real Estate Vancouver

4402 GIBBONS ST
\$643,000

SOLD BY:
GUY WAY 360-718-2998
Location Realty

704 SW 21ST AVE
\$362,900

SOLD BY:
BRANDI HO 360-699-4494
MAJ Commercial Real Estate

16705 NE 95TH ST
\$455,399

SOLD BY:
KARLA LAROWE 360-448-4780
New Tradition Realty Inc

CCAR AFFILIATE SPOTLIGHT





Ariana Godman, Business Development Executive for Cascade Title.
Elected CCAR Affiliate 2020 Director.
Co-Chair of the CCAR YPN Committee & Affiliate Committee.

Hundreds of Homes Sold in Clark County in the last 30 Days!

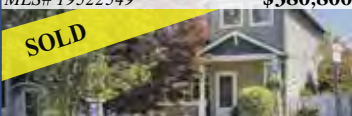
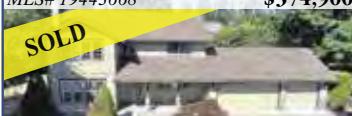
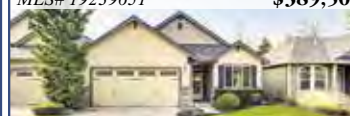





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ColumbianHomes.com





COLDWELL BANKER BAIN VANCOUVER WEST
 2105 NE 129th St., Suite #105 Vancouver, WA 98686
 360-574-5060
 CBBAIN.COM/VANCOUVERWEST

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

<p>VANCOUVER MLS# 19024508 \$470,000</p>  <p>Excellent Cimarron corner location. Beautifully updated w/fully remodeled kitchen & baths featuring custom tile, Corian counters, wood flrs, 2-yr new appliances, dbl ovens & lg walk-in pantry. <i>Carolyn Crawford 360-931-0481</i></p>	<p>CAMAS MLS# 19522549 \$380,800</p> <p>SOLD</p>  <p>Hickory wood plank floors & all new carpet. Newly painted interior throughout this 3 bed/2.5 bath home. Fam Rm 2/gas fireplace. AHS Warranty to Buyer. <i>Debbie Faucett 360-567-9635</i></p>	<p>VANCOUVER MLS# 19443668 \$374,900</p> <p>SOLD</p>  <p>Freshly painted 4 bedroom 2 1/2 bath charming Orchards area home has been tastefully updated with all brand new Luxury Vinyl Plank on the main floor and new carpeting upstairs. Living room features a wood burning stove. <i>Bob Laird 360-907-3343</i></p>	<p>WASHOUGAL MLS# 19682713 \$474,900</p> <p>SOLD</p>  <p>Beautiful home in sought after River View Terrace/ Camas Schools w/views of Columbia Rvr/Mt Hood. Open flr plan w/lg gourmet kitchen, SS appliances, hardwood flrs & dining bar. High ceilings/tons of light! <i>David Merrick 360-947-1625</i></p>	<p>VANCOUVER MLS# 19239651 \$389,500</p>  <p>Beautiful single level home in gated 55+ community in Salmon Creek. This 3 bed/2bath home is located minutes from shopping, restaurants, the hospital and freeways. Low maintenance living in an excellent location! <i>Elena Nelson 360-574-5060</i></p>
<p>WASHOUGAL MLS# 19168845 \$450,000</p> <p>SOLD</p>  <p>Gorgeous Columbia View 2 Story Home. This well appointed home features an open floor plan, 2506 sqft, 4beds, 2.5 baths, large kitchen w/ island & SS appliances, engineered hardwoods. <i>Elena Nelson 360-909-9010</i></p>	<p>WASHOUGAL MLS# 19532499 \$494,900</p>  <p>Camas schools! Over 2800 sq ft, 4 bedrooms built in 2005, sought after neighborhood w/ Mt Hood & river views. Great room plan, granite counters, hi -ceilings, wood floors. <i>Janet Bleth 360-901-3090</i></p>	<p>VANCOUVER MLS# 19038793 \$324,900</p>  <p>Affordable 1488 sq ft ranch, 4 bedroom, 2 baths. Spacious 720 sq ft (24 x 30) insulated/ heated detached garage/shop all located on almost 1/4 acre lot in East Vancouver. <i>Janet Bleth 360-901-3090</i></p>	<p>VANCOUVER MLS# 19354906 \$125,000</p>  <p>Beautiful home in premier 55+ gated community. Updated kitchen with new SS appliances, tile floors, and new HVAC. Spacious layout with vaulted ceilings throughout. <i>Jeff Wooden 360-921-6656</i></p>	<p>VANCOUVER MLS# 19309616 \$479,900</p>  <p>Custom built-ins, coved ceiling & wainscoting, Gourmet kitchen. Master w/soak tub, tiled shower, Big loft up, FOUR CAR GARAGE w/44 foot deep bay! <i>Jerrold Strandemo 360-909-5967</i></p>
<p>VANCOUVER MLS# 19170883 \$362,000</p> <p>SOLD</p>  <p>Large, beautiful home in great NW area of Vancouver! 5-star schools! New laminate flooring in entry, living, dining, kitchen & family! Extra parking for small RV or boat? Gas forced air furnace! No-fuss vinyl siding! <i>Jolie Hooper 360-904-4313</i></p>	<p>BATTLEGROUND MLS# 19181774 \$895,000</p>  <p>Beautiful setting in a quiet/serene upscale community. Soaring ceilings, view windows, bright open Great Rm design, fresh interior paint. Lg entertaining Irex deck overlooking manicured fenced back w/space for a pool. Greenbelt Natural Habitat area. <i>Judy Matz 360-513-2452</i></p>	<p>VANCOUVER MLS# 19056578 \$945,000</p> <p>SOLD</p>  <p>Pristine, Private & Exceptional 5 acre property. Beautiful Great Rm decor w/soaring ceilings, gorgeous Tigerwood floors, Kitchen-commercial grade gas stove, dual ovens. Bonus Rooms, Decks overlooking 2 detailed gardens/Greenhouse. <i>Judy Matz 360-513-2452</i></p>	<p>VANCOUVER MLS# 17275969 \$1,400,000</p> <p>SOLD</p>  <p>Extraordinary Custom Estate guarded by nature's quiet surroundings. Grand refined home encompassing timeless amenities. Offering 4 EnSuite Bdrms, Luxurious His/Hers Master Baths, Exec Office, Exercise Gym w/Endless Pool. <i>Judy Matz 360-513-2452</i></p>	<p>VANCOUVER MLS# 19019302 \$509,000</p>  <p>This spacious 5 bdrm, 2.1 ba is completely remodeled with a brand new deck, plumbing, roof, flooring, tiles, canned lighting, paint and kitchen. Quartz countertops through kitchen and bathrooms. Spacious bedrooms and potential media room. <i>Khanh Tran 360-771-1859</i></p>
<p>CAMAS MLS# 19120893 \$345,000</p>  <p>3 BD, 2.1 BA Great Room. Updated Kitchen. Fireplace. New paint, carpet and upstairs flooring. Corner Lot. Central Air. <i>Janet LeBlanc 360-213-6815</i></p>	<p>WASHOUGAL MLS# 19668405 \$510,000</p>  <p>Formal Liv and Din, cozy family rm. Gourmet kitchen w/SS appliances, 5 burner gas cooktop. Custom woodwork, crownmolding, wainscot, built-ins. Private covered deck with skylights and fan. <i>Linda Viken 360-281-3413</i></p>	<p>WASHOUGAL MLS# 19676631 \$468,800</p>  <p>PRICE REDUCED! Fantastic custom built home w/ high end finishes in CAMAS SCHOOL DISTRICT! Vaulted & 9' ceilings, beautiful & durable hardwood (bamboo) & tile floors throughout. <i>Marian McKone 360-910-3257</i></p>	<p>VANCOUVER MLS# 19510688 \$390,000</p> <p>SOLD</p>  <p>Beautiful Mid-Century One-level Ranch in NW Lincoln Neighborhood. Updated: New roof, Paint, Lights, Laminate, Baths/Kit Tile, fenced backyard w/ covered patio, raised garden beds, roses, apples, pears. <i>Shawn Sturos 360-606-5389</i></p>	<p>VANCOUVER MLS# 19165818 \$389,900</p>  <p>Desirable home in Carter Park Neighborhood - 3 bd, 2 bth, two stall garage. Lots of storage; Convenient to Schools, Shopping and Freeways. Must See! <i>Steve Hoppes 360-907-4695</i></p>
<p>BRUSH PRAIRIE MLS# 19568698 \$669,500</p>  <p>Single wide in good condition. 2.28 acres zoned RC-1. Public water available but has good working well. RV Pad has septic, power, and water hook up. No center median in front so easy access. <i>Steve Watson 360-281-5173</i></p>	<p>COUGAR MLS# 17527669 \$115,000</p>  <p>Gated 4AC property w/shared well, 155+ feet of rugged lake frontage, deeded boat slip, & common area w/covered gazebo, picnic tables, barbecue, boat slips/dock, and protected swimming area! <i>Steve Watson 360-281-5173</i></p>	<p>COUGAR MLS# 18418874 \$97,500</p>  <p>Exceptional 20, approximately, tract in Gifford-Pinchot National forest. Territorial views, possible views of Swift Reservoir. Buildable. Off-Grid area. Some cell phone reception. Serviced by Marble Mountain rd. <i>Steve Watson 360-281-5173</i></p>	<p>CAMAS MLS# 18622538 \$895,000</p>  <p>HUGE PRICE REDUCTION!!! Luxury in Lacamas! Amazing golf course views. Beautiful open floor plan. Main floor features formal living and dining, Chef's kitchen, gracious guest suite and elegant office. <i>Trish Farrell 360-521-3460</i></p>	<p>WOODLAND MLS# 19164581 \$499,000</p> <p>SOLD</p>  <p>Gorgeous 2.5 Acres Sits on Ross Creek! This Tranquil Property Features One Level Living w/ Bonus Up! 2 Master Suites on Main, Huge Kitchen w/ Newer Stainless Appliances. <i>Trish Farrell 360-521-3460</i></p>



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— WASHINGTON GEMS —

SOLD



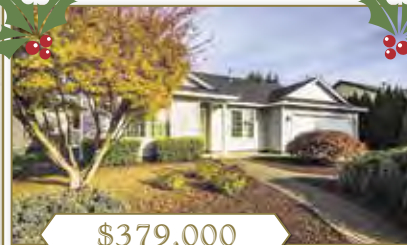
\$369,000

Fantastic Corner Ranch in Camas w/ RV Parking
Welcome home to this Inviting Corner Ranch Classic. Fenced Garden Paradise with New Interior Paint with updates & Old World Charm. Spacious Great Room with Fireplace, Crown Molding Ceilings, Large Viewing Window, Build-in Entertainment, Designer Niche & Beveled Glass Parlor Door, Large Kitchen, Appliances Stay & Builtin Pantry, 3 Ceiling Fans, New Gas Forced Air Furnace w/ Cooling A/C. Spacious Bonus Room can be In-Law Suite. New Patio slider to Deck makes Entertaining A Breeze.



\$289,000

New Listing -Back-ups Accepted
Fantastic Corner Lot in Downtown Washougal, Washington. 3 Bedrooms w/2 bath and Office, Large country Kitchen open to nook and Great Room with Gas Burning Fireplace. One Bedroom on the main with Continental Bath near Laundry. Huge Covered patio with Gas Stub and Handicap Ramp. Large side Yard for RV or Garden. RV Gate on side of Home. Really Cute! Cellar downstairs.



\$379,000

Come Home to Executive Ranch
Quality Built Vaulted Ranch with Formal and informal Living. Huge Vaulted Great Room with Gas Burning Fireplace and Tile Surround. Kitchen with upgraded Shaker Cabinets, Huge Island, Butler Pantry and Coffee Niche. Master with on suite, Tub and separate Shower, dual Sinks. Great Layout, you will love the Flow. Easy Living. All appliances Convey including Washer and Dryer. Fenced Lot, easy to maintain.

SOLD

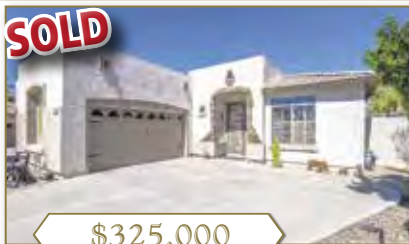


\$625,000

Fantastic First Place
Excellent Opportunity to Live in this fine 5 bedroom, 3 bath home. Very private rear yard with professional landscaping & Shed. Refinished Hardwood Floors, New Carpet & Paint. One Bedroom down, or home office. Lovingly maintained, one owner home. Other upgrades include: All New Stainless Appliances. New fantastic Covered Patio for Entertaining, Spot lighting, two Fireplaces, Two Tile showers, Jetted Tub. Conveniently located close to Park, Schools and Shopping, with easy commute. Call Debra now for availability.

— ARIZONA JEWELS —

SOLD



\$325,000

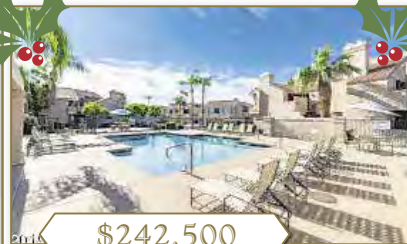
Santa Fe Style Located in Phoenix, AZ with Private POOL
Newly upgraded Quality Built Home, Nestled with Mt View. Private Pool, Barbecue, Shed. Fully Fenced. Great Community of fine homes. New Furnace, Solar and Gas. New A/C, Floors, appliances, Built-ins, Lighting, hardwood and tile Floors. New Carpet in bedrooms. Amazing Master bedroom with attached bath. Perfect 10 for your getaway home or downsizing. Call Debra for open house schedule.

SOLD



\$235,000

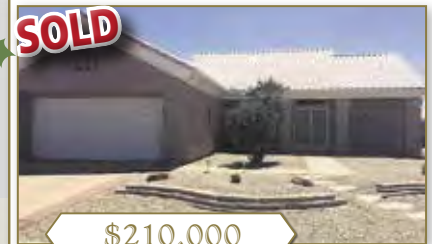
Gated Condo in Stunning Complex
Come Home to this Charming 2, Bed 2.5 bath condo with attached 1 car garage. Gated complex, nestled Lush Landscape, with heated pool and spa. Great 2nd home or everyday retreat from the cold. Granite Kitchen, Skylights, Plenty of storage, two Masters with full Baths. Tile accents, New Ceiling fans, all Appliances including new washer and dryer.



\$242,500

Hot Condo in Scottsdale Arizona
This Charming Gated Community Boasts Pool and Spa, Fully Furnished 2nd Home, Rental or Primary Residence. Great Value and Location close to many activities. Neutral Decor, all appliances and Furniture Convey at closing. Contact Debra if you are considering a visit to Arizona.

SOLD



\$210,000

55+ Community
GREAT 2 BEDROOM 2 BATH LOCATED IN A GREAT WEST VALLEY LOCATION
Upgraded kitchen with new cabinets, granite counters. Both informal and formal dining. Great room floor plan. Huge mud room with built-ins and granite counter. Large covered patio. No maintenance yard with desert landscape. Furnishings can be included. Super great investment.
Contact Debra Kaufman for an appointment and tour.



NEW CONSTRUCTION:

Welcome to Kensington Place!



NEW ONE LEVELS COMING SOON!

Private 8 lot cul-de-sac with a one level focus. Building to begin in August. Taking pre-sales now. 1670 sqft for \$369,900, 1672 sqft for \$369,900, 1772 sqft for \$379,900, 1960 sqft for \$399,900. All plans are 3 bed / 2 bath. 9 ft ceilings, granite kitchen slab, wood laminate in entry, kitchen, nook & living, covered patios & front yards come standard! Some lots will accommodate three car garages. North on NE 117th Ave, Right on NE 103rd Street, Right on NE 120th Ave.

EXISTING HOMES & VACANT LAND:



Custom home on a cul-de-sac in an established neighborhood of one acre lots. Privacy, yet close to the freeway for easy commuting needs. Hi-end finishes throughout. Hard floor surfaces in much of the house. Kitchen offers gas cooktop and double oven along with concrete slab counters. So many unique touches, must see. 1.27 acres with nice setting, large patio, two fire pits, hot tub, RV parking, outbuilding and an infield baseball diamond! 4 beds and 3.5 baths, over 2814 sqft. Offered at **\$685,000**.



A large updated two story home on an over-sized lot with an expansive territorial view. 3564 square feet of floor area includes 5 bedrooms and 4 baths. 837 square foot covered deck off of the master bedroom with a fireplace. Insulated and drywalled extra deep triple car garage with work bench and sink. Stone patio and stone wall terraced yard with mature landscaping and auto-irrigation system. Central vacuum, surround sound, gas BBQ outlet, and security system. Close to WSU Vancouver. Call **Keith Pfeifer 360-921-0991**.



SUN COUNTRY HOMES,
AVERY EMMA INC.



Travis Glendenning
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You bring a 3% down payment, Guild will gift you a \$2,000 gift card to The Home Depot® and give you \$1,500 toward closing



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Branch Manager
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Kelli Scott
Loan Officer
NMLS #396702



Donald Owen
Sr. Loan Officer
NMLS #461850



Sandi Ann Milohov
Sr. Loan Officer
NMLS #114287



Kim Wilson
Sr. Loan Officer
NMLS #92897



Giles Rebholz
Sr. Loan Officer
NMLS #582897



Rosemarie Johnston
Loan Officer
NMLS #60595



Scott Haij
Branch Manager
NMLS #110467



Brian Tovey
Loan Officer
NMLS #178430



Danielle Hinton
Loan Officer
NMLS #492094



Chris Nelson
Loan Officer
NMLS #1740894

Call us today
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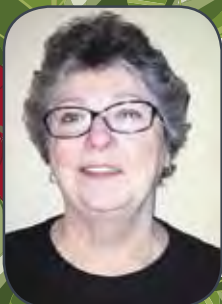
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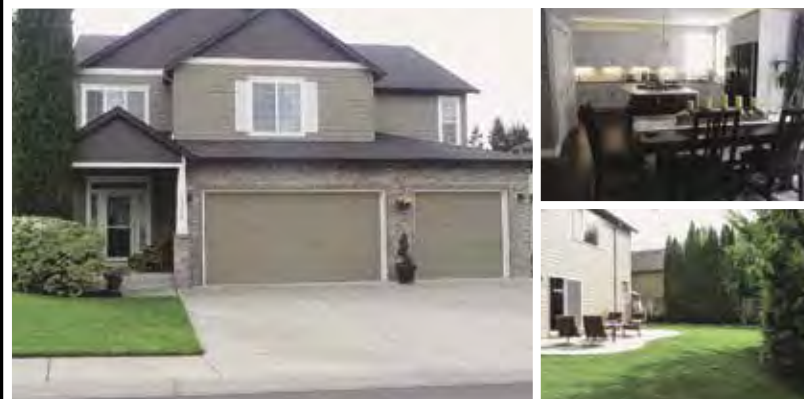
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30609 NW 18th Place | \$1,375,000

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15114 NW 7th Court | \$550,000

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Upcoming Classes

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 12:30PM-3PM (ISH)

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

Home Seller Education:

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

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, we are always happy to meet with you to talk about your home adventure needs... whether buying, or selling... we are happy to answer any questions you have and talk about the steps and process.*

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

These classes are there to explain agency, what a comparable market value is, 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.



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Your home buying & selling experience is directly related to the team you hire with your adventure. Knowing the process, the paperwork involved, the 'right' questions to ask, and what everything really means is important...and that is what these classes are really for...information."

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, Lending Specialist, NMLS 198082, Cardinal Financial Company, Limited Partnership, 503-320-0925 or chris.berg@cardinalfinancial.com

FEATURED LISTING



\$424,900. FHA, VA, or USDA works on this great 1308 sq ft manufactured (concrete foundation) home with 3 bedrooms, 2 baths, & dining room/sitting area with a pellet stove. Decks for days for entertaining, or just enjoying your 1.22 acres. Detached 832 sq ft heated shop/garage with sink & a 300 sq ft single garage. Above the shop you will also find a 832 sq ft ADU with a ductless heat pump. Property is fenced & has a chicken coop. Plenty of room for RV or toys. RMLS#19645867



Chris Berg

LENDING SPECIALIST

NMLS 198082

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CABIN & HEATED SHOP CLOSE TO LAKE

Beautiful home backs up to Gifford Pinchot National Forest. Minutes to Yale Lake & town of Cougar. Great open floor plan, Large island kitchen, large covered front porch, park-like setting back yard, 40' RV/Boat cover, additional carport parking, Large finished & heated shop comes complete with car lift & air compressor. Gas cooktop & fireplace. Home comes with 1 Year AHS Home Warranty.



Mike Miller
360-607-3697



1/2 ACRE IN TOWN

WOW almost 1/2 acre in town! Incredible updates throughout, hardwood & tile flooring, beautiful kitchen w/ granite countertops & skylight, large living rm, huge family/ bonus rm each having a wood stove, built-ins throughout, French doors lead you to a wonderful private covered patio with park like setting including a water feature w/a bridge. Outbuilding, Large detached garage w/ lots of storage. Heat pump. 1 Yr AHS Home Warranty.



Mike Miller
360-607-3697



COME HOME TO CHARMING 1920'S

Charming 1920's Country Porch Cutie. Enjoy the Downtown Washougal restaurants & shopping. Open Great Rm to Kitchen w/ Gas Stove. Updated windows. Main Level Bdrm w/ Full Bath. Upstairs boast 2 Bdrms, Office & Bath. Storage down. Gas burning stove in Great Rm. Tankless water heater, ceiling fans, spot lighting, speakers, large side yard, covered patio & gas bib. Shed, Room for Shop.



Marsha Thomas-Carney
360-601-1410



Complete remodel - everything NEW! 2-story home w/ 3 bedrooms, 2.5 baths & Office/Den! Additional family room upstairs. New stainless steel appliances, floor coverings, paint throughout & more! Built-in Micro & breakfast bar. New laminate floors throughout Vaulted Master w/ Bathroom, soaker tub & walk-in closet. Gas forced air heat & newer AC unit. Landscaped w/patio and the back yard fenced.



\$367,900
Jeff Wunder
360-931-1178



2 MASTERS ON NEARLY 1 ACRE

One-level living beautifully updated. Liv Rm, w/ FP, Frml Din Rm. Surprising 4bd/3.1bth w/2 Master Bdrms. Spacious Kitchen, new, quartz counters, dbl ovens, wine cooler, high end gas appl; opens to Family Rm -- great for entertaining! Hdwd & wd-lam flrs T/O. Master Bath, w-in glass block shwr, jet tub and dbl sinks. 3-car garage w/rm for toys & Lrg Bonus Rm above. Savor cocoa & views at the fire pit in your private fenced yard.



\$727,900
Marsha Thomas-Carney
Text anytime for info. 360-601-1410



Almost New! Open Kitchen, Slab Granite, SS Appls, Gas Cook Top + Pantry! Big Master w/ Barn-Style Door to Bath w/ 2 Sinks, Soaking Tub + Tiled Shower, + Large Walk-In Closet! Bonus Room (or 4th Bed). Covered Deck. Fenced Yard. Brand New Leveled Backyard (\$10k!) Ready for Your Dream Finishes! 3-Car Garage, 3rd Bay is 30' Deep! AC + Nest Thermostat! Neighborhood Park + Nature Walking Trails! New Rosauers Grocery Store less than 1 min away



\$485,000
Kevin Schubel
360-936-7277



EASY 1-LEVEL LIVING

Fantastic One Level - Great Rm w/ gas fireplace, open to Kitchen, upgraded Shaker cabinets, butler pantry, island, deep pot sink, all appliances convey including washer & dryer. Formal Living and Dining. Utility Rm w/ washer/dryer. Easy landscape & upgraded fence. Large 2 Car Garage. Great condition. Close-in commute.



\$379,000
Marsha Thomas-Carney
Text anytime for info. 360-601-1410



TRI-LEVEL HOME, SOMETHING FOR EVERYONE!

Tri-Level Home, Something for Everyone! Vaulted living-room, wood-burning fireplace, South facing windows for natural light. Large Eat-in Kitchen with built-in desk, Formal dining room. Master Bedroom, ensuite 3 piece bath, larger walk-in closet. Lower level large family room with slider leading to the backyard, multi-level deck. Oversized fenced lot, planted with roses, Rhodes and more. Plan your warm evening entertaining in this move-in ready home. Be in time for the New Year!



\$369,000
Susan Estes
Call or text me. 503-799-9410



SOLD

Beautiful 20-acre site on NW 31st Ave/ south Hillhurst Rd; area of new schools, new homes, & horse properties. Level & gently sloped w/fabulous potential for residential construction of mountain view homes (currently zoned AG-20). Recently inspected by Army Corp of Engineers to confirm wetland is only small sliver in NE corner; also inspected by Cascadia Ecological Inc. (Reports available). 20 acres of open land beauty available now!



\$1,420,000
Call: 360-609-1652
Shelina Nelson
360-609-1652



BEAUTIFULLY UPDATED IN HOCKINSON

New carpet throughout, new quartz kitchen counters and new 50 year roof! Bright and spacious floor plan w/formal living and dining rooms and updated kitchen with SS appliances open to the family room. Master with private deck and bath with jetted tub and heated floors. 4 large secondary bedrooms and 3.1 baths. Heated shop off garage w 1/2 bath. Neighborhood trails and Hockinson schools!



\$729,900
Call: 360-241-0199
Lori Anderson Benson



ISLAND MAGIC - STUNNING INSIDE!

Beautiful New Listing. Waterfront Condo- 2091 sf, Open, Contemporary feel, Spacious, new floors, Kitch w/stainless & Granite, 2.5 Baths, 2 reserved, parking & 32ft Boat Slip. See MLS# 19692295 located on Hayden Island.



Priced @ \$449,000
Call Susan for details
503-936-0161



MARINA HOMES ON HAYDEN BAY

Lovely gated community, waterfront, pool & tennis. Elegant living, 2846 sf and 3 full baths. Great Views-Water feature, Hot tub & decks. Spacious floor plan. Perfect home to add your personal touches PDX - MLS#19456011



Priced @ \$785,000
Call Susan for details
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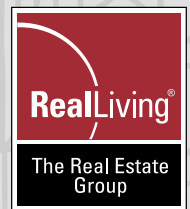
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\$525,000

Lee Schiller

360.901.0512 | RMLS# 19049402
17725 NE Baker Creek Rd., Brush Prairie
Magical, mystical setting on Morgan Creek surrounds this unique and charmingly restored 1940's era Craftsman style home. Main house features 1,664 sf with 3BR/2BA, custom kitchen, formal living and dining and greatroom style family room. Separate garage with 864 sf currently used as artist's studio and game room. 3-car garage with workbench/shop area.



\$499,900

Marcy Williams

360.606.4704 | RMLS# 19053055
4802 Z St., Washougal, WA 98671
Stunning home with tons of large windows to capture views of the Columbia River and Portland lights! Open concept, stainless steel appliances & gorgeous wood floors. Spacious bedrooms and office on the main. Large deck with hot tub overlooking the river. Finished lower level offers a large bonus space or can be converted to separate living quarters.



\$950,000

Scott Combs

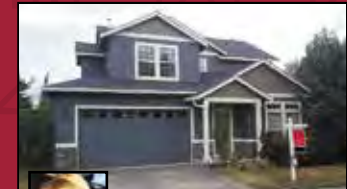
360.904.2966 | RMLS# 19489220
603 NE 224th Cir., Ridgefield, WA 98642
Prestigious location in Clark County's premier gated community! Gorgeous home on 1.31 acres that backs to Gee Creek. Beautiful maple hardwood floors, elegant master suite with fireplace on the main! 2 bedrooms plus bonus/theater room upstairs. Spacious kitchen with huge island open to great room with high ceilings & picturesque windows.



\$2,949,000

Brianna Brooks

360.903.1183 | RMLS# 19374911
22203 NE 128th Cir., Brush Prairie
Remarkable custom estate in Brush Prairie with 180 degree views for as far as you can see! This barrier free home has every amenity imaginable with only the highest quality materials, appliances and more! Separate stable, shop and 1,600 square foot ADU...fenced pastures for your horses!



\$384,900

Sandy Scott

360.608.6166 | RMLS# 19463232
1385 42nd St., Washougal, WA 98671
Great location, huge corner lot, greenbelt, next to pond. End of street. Tile entry. Formal living and dining with high ceilings. Kitchen features tile floors, pantry, island, slider to patio. Gas fireplace in great room with built-ins. Master suite with soaking tub, double closets, plus double sinks with tile. Laundry room upstairs, with utility sink and cabinets. Oversized garage.



\$650,000

Gina Salt

360.771.0205 | RMLS# 19037779
12701 NE 152nd Ave., Brush Prairie
Beautiful 4 bedroom farmhouse with a 3-car oversized garage and a 1,600 square foot barn on 5 flat, usable acres. Feels like the country yet close-in, this beautiful home features soaring ceilings in the living room with a cozy fireplace. Kitchen with granite counters and custom cabinets. Main floor master with a walk-in closet and master bath with a jetted tub.



\$464,900

Kim Blahnik

360.513.3105 | RMLS# 19385487
409 NW 21st Cir., Battle Ground, WA 98604
Private dead-end road! Laminate flooring, 9' ceilings & large windows. Eat-in kitchen, open to family room with granite counters, pantry & island. Custom built-ins, gas fireplace & A/C! 4 beds PLUS large bonus room! Large master suite with double sinks, walk-in closet & soaking tub. Private backyard with garden, fruit trees, chicken coop, covered patio & shed.



\$335,000

Lisa Cooper

360.609.7765 | RMLS# 19267242
3716 NE 152nd Ct., Vancouver, WA 98682
Charming 1,686 square foot home all on one level located in fantastic eastside neighborhood. This home is open and bright with 3 bedrooms and 2 full bathrooms. This is perfect for first-time home buyer, investor or someone looking to downsize. Full of potential to make to make your own. Beautifully landscaped front and back yard. On quiet cul-de-sac.



\$759,900

Lilli Anneli

360.901.2261 | RMLS# 19260463
3313 NW Utah St., Camas, WA 98607
New custom built construction in beautiful Camas neighborhood. Phenomenal upgraded interior finishes. Thermador appliances for a gourmet kitchen. Modern metal and concrete accents. Custom cabinets. Walking distance to Dorothy Fox. Open concept living space. Large bonus room. Huge 4 car garage. Large lot with views of trees. Estimated completion early March 2020.



\$359,900

Cindy Johnson

360.901.1232 | RMLS# 19083422
105 NE 150th St., Vancouver, WA 98685
Highly sought-after Whipple Creek Place neighborhood, this turn-key open concept Craftsman makes a statement. Thoughtful detail throughout; vaulted ceilings and loft space. Private fenced and landscaped backyard with sprinkler system. The community boasts walking trails, play grounds and highly ranked schools.

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 you've made!)

CUSTOM ONE LEVEL HOME ON 2.5 PRIVATE ACRES- READY FOR SHOP/RV!

Tucked in private Acreage in lovely Battleground Alpine Heights!

Better than new with Hickory hardwood floors throughout. Remodeled and updated kitchen with island bar and pantry. Vaulted ceilings in Great room, kitchen and dining room! Master bedroom and remodeled bath with walk in shower. 2 other bedrooms on the main level. Upstairs is a 4th bedroom with office/craft room.

New furnace and central air and hot water heater! Over 1800 sq ft! Cool wood deck on the front of the home covered wood deck in the back of home! Beautiful acreage views from this great home with skylights. Large 2 car garage.

All yours for only \$435,000 !



LOVELY ONE LEVEL HOME ON 1 VIEW ACRE IN PRIVATE GATED COMMUNITY IN BATTLEGROUND

The neighborhood forms a greenbelt feel with views to ducks and peaceful vistas. The newer one level home, built in 2014 boasts arches, rockwork and architectural details inside and out. Hardwood floors, high ceilings, crown and base moldings, millwork and handsome built-in throughout. 2475 sf with 3 bedrooms plus office and a great room floor plan- great for entertaining. Gas fireplace flanked with custom built in cabinets. The covered patio and fun yard and garden area beyond are all fenced.

The gourmet kitchen has gas cooktop, granite counters and eating bar. Undercabinet lights and pantry complete the picture. The spacious Master suite is privately located with it's own French door to the covered patio. Large walk-in closet and incredible bath- double sinks, walk in shower with seamless glass surround and wonderful tub.

3 car garage, extra deep and wide has room for shop area.

Only \$545,000



CLEAN-BURNING GAS FIREPLACES



As fall begins to bring crisp, cool weather, thoughts to turn to creating a warm and inviting atmosphere in your home. For many, that means a fireplace.

But even if you have a traditional fireplace, those cozy nights beside a crackling fire are often offset by the chore of buying wood and cleanup, to say nothing of energy efficiency.

Fortunately, modern gas fireplaces are an excellent alternative to their traditional wood-burning counterparts. Gas fireplaces provide a clean-burning, energy-efficient centerpiece that provides all the beauty and warmth of a traditional fireplace with the additional benefit of saving on heating costs.

TYPES

If you're considering installing a gas fireplace, you have two basic models to consider — vented and unvented. The experts at GasFireplaces.org provided these tips on choosing the right fireplace for your home.

Vented gas fireplaces use an existing chimney or small vent, similar to a dryer vent, for combustion and exhaust. They're safe and energy-efficient, but placement is limited to vent locations. If you already have a chimney, go with a vented gas fireplace.

Ventless fireplaces operate safely without a vent, which makes them easy to install anywhere in your home. They operate similarly to a gas stove, releasing all the heat inside resulting in almost 100% energy efficiency.

Both systems use gas logs — which are available in a variety of configurations and styles to create the look and feel you desire — and operate using an existing gas source or propane.

Choosing the right system for your home depends on your budget, the fire logs you choose and location if you're interested in a vented model, but the cost difference between the choices is negligible. A basic gas fireplace in either configuration can be had for as little as \$250, but deluxe models can get pricey — upwards of a \$1,000.

BUYING A FIREPLACE

To find gas fireplaces, check the ads in your local newspaper and look online. GasFireplaces.org recommends you choose a professional installer. Installation by a licensed installer is not expensive and will ensure your fireplace is set up properly and save you time and money if you experience problems later.

MAINTENANCE

While gas fireplaces are virtually maintenance-free, it's wise to keep the fireplaces free of dust and dirt buildup by cleaning them once a month. If you use a vented model, check the outside vent and clear it of any debris. Cleaning the protective glass occasionally will keep it from becoming cloudy. Also, be sure to ensure the glass door creates a tight seal to prevent carbon monoxide leaks and check the gasket frequently to make sure it's in proper working order.

Whatever model you choose, gas fireplaces are a great option to warm your home and create that welcoming ambiance we all hope to achieve this fall and winter.




Windermere
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 Windermere Stellar



Mike Lamb

360-921-1397

www.MikeLamb.info

Mike@MikeLamb.info



Discover this . . .

3415 Q STREET, WASHOUGAL

- 0.38 acre lot with a 2,882+ square foot mid-century 2 level home
- 4 bedrooms, 2.5 baths including 2 masters
- Living room with fireplace opens to spacious dining and stunning kitchen
- Large family room with fireplace downstairs, plus bonus space for a home theater
- Gas forced air heat/AC
- Attached, oversized double garage
- Great, convenient location

Offered at \$450,000

MLS #19623856



Delight yourself . . .

1506 NW 138TH COURT, VANCOUVER

- 27 acre cul-de-sac lot with an updated 2,320+ square foot 2 story home
- 4 bedrooms, 2.5 baths, with a spacious master suite with walk-in closet and whirlpool tub
- Formal living and dining rooms plus large family room with gas fireplace
- Island kitchen with granite counters and room for 2 cooks
- Laundry room
- Great neighborhood, close to schools, shopping and freeways

Offered at \$448,800

MLS #19523707



Enjoy the comfort and convenience . . .

2116 NW FARGO LOOP, CAMAS

- 2,500+ square foot townhome backing to a beautiful greenbelt
- 3 bedrooms, 3.5 baths with a luxurious master suite
- Large living room and formal dining, plus a downstairs family room, or office or guest suite
- Oversized 2 car garage with opener
- Many upgrades including central vac, custom woodwork and fresh paint
- Great location close to downtown Camas and freeways

Offered at \$409,900

MLS# 19295048



Get all the room . . .

310 NORTH FREDERICKSBURG WAY, VANCOUVER

- 0.26 acre lot
- 2160+ square foot midcentury ranch style home
- 4 bedrooms, 1.5 baths plus bonus room
- Living room with fireplace plus huge family room with covered deck
- Gas forced air heat
- Attached double garage with opener
- Large fenced back yard
- Fenced parking for a small RV
- Great, convenient Heights neighborhood

Offered at \$369,900

MLS #19298913



Put Away Your Tools . . .

9603 NE 81ST COURT, VANCOUVER

- 2,030+ square foot home on an .18 acre lot with a delightful fenced back yard
- 3 bedrooms, 2.5 baths with a comfortable, spacious master suite
- Formal living and dining rooms with deck, plus a family room with fireplace and patio
- Eat-in kitchen with room enough for 2
- Laundry room
- Large double garage
- Convenient location close to shopping and freeways

Offered at \$369,900

MLS# 19490185



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10807 SE 18TH CIRCLE, VANCOUVER

- 1,400+ square foot 3 level townhome backing to a greenbelt
- 3 bedrooms, 2.5 baths with a master suite
- Spacious living room with fireplace and deck opens to dining and island kitchen
- Lower level bedroom with patio and bath, great for office or guests
- Attached one car garage with opener
- Great location close to shopping and freeways

Offered at \$275,000

MLS #19042961



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CUSTOM BUILT HOMES • TOP NOTCH QUALITY • 3 COMMUNITIES IN VANCOUVER



Top notch quality, custom floor plans and features with completion dates in December and into the New Year!

PLEASANT HIGHLANDS: Vaulted Ceilings, Quartz counter all on a quiet and private cul-de-sac. 2-Story, \$424,900, last one! Completed December 15th.

LINCOLN CREST: 4 lots to choose from, (2 on greenbelt), Pick your Lot and House! 9' ceilings, wood floors, quartz, tile & more. Gorgeous master with tile shower, coffered ceilings, established neighborhood, walk to Burnt Bridge Trail. Starting at \$575,000.

THE HEIGHTS AT PLEASANT VALLEY: 9' ceilings, wood floors, coffered ceilings, custom trim, gorgeous kitchen with white cabinets, quartz countertops with tile accents, mudset tile shower, soaking tub, covered patio, fenced and landscaped. Starting at \$649,900.

Exceptional Homes. Quiet Neighborhoods.



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COUNTRY DELIGHTS!

10+ ACRES



Paved Driveways lead to this 3232+/-SF Sprawling Home on 10+ Acres Zoned RR5, with 5BR/4BA, including 2 Master Suites. Potential Adult Family Home. New Granite Kitchen Counters, SS Appliances. Outbuildings for every use. 4 Stall Barn with Tack Room, 24x60 Workshop, 2-car Garage + More! Creek with Park View Meadows, Riding Trails, Wooded, Pasture & Fenced, Fruit Trees, RV Hook-up. MLS#19615648 1221 NE 322nd Avenue, Washougal, WA

\$675,000

PAM SEEKINS 360-921-3801

1.42+/- ACRES IN TOWN!

1.42+/-ACRES



2840+/-SF, 3BR/2.5BA home in very quiet setting with great accessibility to Hwy 14. Main floor open concept. Kitchen/family room/dining area. Gas appliances, kitchen island. Heat pump. Front porch, covered deck, tool shed. Potential subdivision. MLS#18013785 2207 North "O" Street, Washougal

\$699,000

DAVID MCDONALD 360-606-2895
 PAM SEEKINS 360-921-3801

BEAUTIFUL PARK SETTING!



County paved road leads to Custom 4BR/2.5BA gorgeous home. 3 car garage w/3rd bay RV parking. Forever views of forest & wild life. Lovely foyer w/oak staircase. Kitchen/family room w/wood stove. Formal living room & dining room. New carpet, newer roof, newer furnace & heat pump. Frontier internet provider. MLS#19279025 300 NE 349th Court, Washougal

\$534,000

PAM SEEKINS 360-921-3801

CLASSIC MID-CENTURY MODERN



This 3846+/-SF home sits on .44 acre just above the Columbia River, across from Portland International Airport. Bring your contractor & your Dreams!! 4BR/3.5BA. Beautiful hardwood floors. There is a neighborhood owned park on the river as well! MLS#19176474

\$599,000

STEVE STOLLER 360-607-1641

BEAUTIFUL RIVER PROPERTY!



Relax to the Sounds of the Washougal River! Beautiful Home on 3 Separate Lots #36, 37, & 38, all included with a Total of 1.71 Acres, Nestled on 301 Feet of North Fork River Frontage. Wonderful 1 Level Palm Harbor Home. Vaulted Ceilings, Island Kitchen, Butler's Pantry. 2,750+/-SF, 4 Bedrooms/2 Baths, 2 Fireplaces. Covered Porch for Year Round Enjoyment. MLS#19114834 431 Laurel Lane, Washougal

\$750,000

PAM SEEKINS 360-921-3801



Summit Terrace: A new Prune Hill community within walking distance to Dorothy Fox Elementary School!



Chad Naeve
360.609.0111
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Nick Jolma
360-921-4548



Meghann Johnson
360-977-9147



Michelle Kirk
360-672-5475



Shannon Kolbe
360-949-5314

MIGHT BE THE ONE!



\$315,000

Newly updated 2 years ago w/new roof, interior & exterior paint, granite counters, ss appl, vinyl windows, laminate flooring & carpet. 3 BR, 2 BA, 1198 sf. Kitchen w/eating bar. Living room and Family room. Nice sized lot w/large driveway and fenced back yard w/patio.

ONE LEVEL LIVING!



\$329,000

Hand scraped hardwood floors, updated appliances, gas range & fireplace. 3 BR, 2 BA, 1295 sf. Master w/double closet & bath w/tub & shower. Large covered back deck provides serene entertaining space overlooking the creek frontage & nearby pond. Addl. gas valves plumbed for bbq.

SUPERIOR LOCATION!



\$395,000

Close access to commutes and services. Large home with 2nd kitchen in basement. Main kitchen with full dining room as well as breakfast nook area. 3 BR + office and 1 bath up, 3 BR and 1 bath down, 3010 total sf. Huge 15x10 laundry room downstairs. Currently in the "Oxford House" program.

NESTLED AMONG TREES!



\$485,000

Looks brand new inside & out. 3 BR, 2.5 BA, 2074 sf + den/office. 9 foot ceilings. Large kitchen with island & pantry. Living room with river rock fireplace. 800 sf crawlspace for extra storage. Deck on south side for sun. Territorial view, at end of road for privacy. On 1.81 acres.

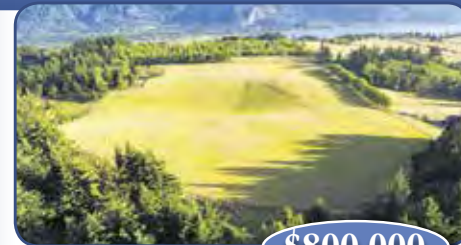
AWESOME VIEWS – COLUMBIA RIVER!



\$589,900

Beautiful spacious home with a warm & inviting interior. Lg. kitchen w/granite counters, dbl ovens & island. 2 masters formal DR & LR. 4BR, 3.5 Bam 3593 sf. Stunning sunsets from deck & windows. Close to Kalama waterfront & new McMenamins. Will not disappoint!

THE PERFECT COMBINATION!



\$800,000

Rolling pastures, timber ground, privacy & panoramic view that includes the Columbia River, Mt. Hood & Crown Point. Fully fenced 107 acres w/power, water & a 40' x 60' shop/barn. Property borders National Forest to the North. Less than 30 minutes to PDX. Amazing Property!!



Amy Peterson
360-624-8405



Eileen Phillips
360-326-5906



Cindy Tripp
916-215-7269



Julie Uskoski
360-798-3396



Debbie Walker
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\$1,389,900

4850± SF / 3BD / 3F+2-½ BA LUXURY at every turn! From a Grand Foyer to the dog house, this Multi- generational home has everything to LIVE THE DREAM + a 1200sf Gst House w/sep driveway, HUGE 4 door shop & enclosed gazebo perfect for home office. All sprawling across 5ac w/3 fenced pastures, ample parking on the multiple driveways, HW Floors Gourmet Kitchen, formal dining room, manicured grounds w/ waterfall pond & privacy. Library, weather-proof deck, gated & more! Too much to list.



James Kimball
360-901-1000

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DAYLIGHT RANCH ON 2.5 ACRES



\$989,900

5128± / 5BD / 3½ BA BEAUTIFUL DAYLIGHT RANCH ON 2.5 MAINCURED ACRES! Gourmet Kitchen w/Sink & Oven Island, Granite, Tile Back Splash & plenty of Storage. HW Floors in Main zones, heated Tile in baths & W2W in Bedrooms. Hi &/or Vaulted Ceilings throughout. Spectacular Spa-like Master suite features HUGE Steam shower & XL Soaking tub w/view of grounds. Truly a no-expense-spared oasis. 4 more bedrooms, a dance/music room, office/Den Sound system & Billiard/Rec Room. The 1700+/-sqft basement could be additional living quarters. 40x20 Pool w/deck, firepit & room for a shop!



James Kimball
360-901-1000

www.RealtyProWeb.com/19525131

SIMPLY STUNNING



\$794,900

3901±SF / 4BD / 2½ BA BE FIRST, Builders own custom Home 4 Bed plus Rec room and workout room and main Floor Office, Circle Drive, HUGE 2 STORY SHOP, Flat 5 Acres Absolutely Gorgeous Setting, Territorial View!



Staci Uhey
360-281-6720

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DESIRABLE HIGHLAND PARK (NO HOA)



\$639,900

4166±SF / 3BD / 2½ BA This highly appointed home backs to a Public Park for you to enjoy. The floor plan flows well. Great Rm concept, Gourmet Kitchen w/ Island & newer SS appl, Master on the Main, Bath w/ dbl sinks, mildew resistant shwr. Enjoy the Gas Fire Pit on the Deck. Downstairs w/ mini kitch great for Multi-Gen liv or poss ADU. Beds have WI closets, New Roof, 3 Car w/ RV Parking.



Sher Kirkpatrick

www.RealtyProWeb.com/19666098

ITALIAN FLAIR



\$564,000

3695±SF / 4BD / 4BA NW Contemporary, Circular drive w/ RV parking. Views from Decks/ patios each level. Braz. Cherry wood, 24 inch Tile, Granite, den OR 5th BD. Great room open to kitchen w/ large eating area. Formal living & dining rooms. 2nd large family room, BD & full bath lower level. Lots of light & views from atop the hills just above Woodland. Less than 5 min to I-5 & shops.



Sally Jacob
360-921-1808

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MASTERPIECE!



\$549,900

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Staci Uhey
360-281-6720

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HORSESHOE LAKE



\$389,900 as shown

1500± SF / 3BD / 2 BA 1/4 acre flat lot. RV parking w/ hookups. Sitting on a dead end street w/access to water sports, fishing & more. Wonderful 1 story home with Wood Floors, Gourmet Kitchen w/Cook Island & SS Appliances. Open Floor Plan w/Vaulted Ceilings & Fireplace. Master Suite w/ WI- Closet. Close to I-5 access. Very nice quiet neighborhood. Unique one of a kind lake opportunity!!



James Kimball
360-901-1000

www.RealtyProWeb.com/196329932

THE ENGLEWOOD PLAN



55+ Community

\$419,000

2095± SF / 3BD / 2 BA Popular larger 3-bed/den floor plan, Tall grand Ceilings as you enter and hall, Large Den/Bedroom up front, High Vaulted Living room and tall window. Living open to kitchen, nook and covered patio. oversized



Karl Lemire

Master Bath. This plan allows for popular options and features to customize for today's trends.



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