MAY 2022

HomeBook

ColumbianHomes.com

& HOME IMPROVEMENT, HOME DÉCOR & REAL ESTATE NEWS

Cover Home presented by

STUDLEY HOMES GROUP
THE HASSON COMPANY

THE HASSON CO.

PAGE 5

22 Acres in Ridgefield! With a stunning mountain view!

Potential to build new primary residence complete with a Christmas tree farm, seasonal creek, and beautiful mature trees! Bring your creative updates to this 1950's ranch home, complete with nearly 600sf of partially finished basement! Continue the tree farm business, use as horse property. Pole barn, feed barn, ample parking, and ideal location just off I-5. Buyer to complete due diligence.

$1,395,000 | 1650 N Royle Road, Ridgefield

Immaculate and Better Than New!

This 2018 New Tradition home is located in the sought after Cloverhill neighborhood. This 3 bedroom home offers an open concept floor plan with the primary suite on the main floor and bonus room upstairs. Beautiful kitchen with oversized island and plenty of room to entertain. Optional office/bedroom gives an ideal work from home scenario. Wonderfully appointed home and ready for you to take a look!

$739,000 | 4326 S 11th Way, Ridgefield

Alyssa Curran

Real Estate Broker
Hasson Company Realtors

801.372.1844 cell
alyssacurran@hasson.com

Over 18 Years Experience

Real Trends Top 1.5% in the Nation for Realtors

THE HASSON COMPANY

ALYSSA CURRAN REALTY GROUP

Home. We help you make it so.

BANNER BANK

Count on our experts to guide you through the home loan process and offer the right solution for your situation. Ask us about financing for your home, construction or lot purchase.

Matt Schiefer
Schiefer Group
NMLS# 120713
Residential Loan Officer
360-259-6990

Karen Wright
NMLS# 507118
Residential Loan Officer
360-904-2417

Ken Luckett
NMLS# 1447405
Residential Loan Officer
360-600-9089

Linda Mariani
Schiefer Group
NMLS# 1492162
Residential Loan Officer
503-670-2202

Roberta Banegas
NMLS# 1171918
Residential Loan Officer
503-979-9929

Ajay Vinson
NMLS# 1659922
Residential Loan Officer
702-884-2717

Ed Becker
Schifer Group
NMLS# 1537407
Residential Loan Officer
503-310-2268

Justina Smith
NMLS# 1428416
Residential Loan Officer
503-791-7133

Dan Phillips
NMLS# 134337
Residential Loan Officer
503-839-0927

Let's create tomorrow, together. | bannerbank.com

Member FDIC EQUAL HOUSING LENDER

KINGSTON HOMES

Expect Excellence

Luxury living in beautiful communities throughout Southwest Washington

VANCOUVER | RIDGEFIELD | CAMAS/WASHOUGAL | WOODLAND

KINGSTONHOMESLLC.COM | 360.521.7565

HomeBook

ColumbianHomes.com

©2022 HOME BOOK

May 2022/VOLUME 37 NO. 5

ADVERTISER INDEX

HOME BOOK IS PUBLISHED MONTHLY BY
The Columbian

BANNER BANK 3
CASEY ARNOLD / PREMIERE PROPERTY GROUP, LLC 6
CLARK COUNTY ASSOCIATION OF REALTORS 29
COLDWELL BANKER BAIN 18
COLDWELL BANKER UNITED BROKERS 31
DAN'S TRACTOR 24
GENERATION HOMES NW 9
GUILD MORTGAGE 17
HASSON COMPANY REALTORS / ALYSSA CURRAN 2
HASSON COMPANY REALTORS / LEIGH CALVERT 19
HASSON COMPANY REALTORS / STEVE STUDLEY 1, 5
JAMES D LUCAS / KELLER WILLIAMS 26
JOHN L SCOTT 14
KINGSTON HOMES 4
QUAIL HOMES 7
MORTON'S STOVE POOL & SPA 27
REALTY PRO, INC. / JAMES KIMBALL 32
RE/MAX EQUITY GROUP 11
RE/MAX EQUITY GROUP / DEBRA KAUFMAN 30
RE/MAX EQUITY GROUP / PATTY MUHLHAUSER 16
RE/MAX EQUITY GROUP / TRACIE DEMARS 25
RE/MAX EQUITY GROUP / WOLLAM & ASSOCIATES 23
STALDER REALTY GROUP 21
WINDERMERE NORTHWEST LIVING 10
WINDERMERE STELLAR / JODIE SHARP & TARI BURBACK 13
WINDERMERE STELLAR / MIKE LAMB 20
WOODLAND REAL ESTATE 12

For advertising information in **HOME BOOK**, please call 360-735-4583; Offices: 701 West 8th Street, Vancouver, Washington 98660

Updated Ranch with Lacamas Lake Views

Nestled on a .34 acre lot along the highly desirable Lacamas Drive, there is no doubt this is where you want to be. This home offers 3,495 SF of main level living, separate guest suite with its own entrance, Wolf cooktop and stainless steel appliances, updated primary and guest bathrooms, new engineered hardwoods, 2 fireplaces and an expansive composite deck with a picturesque view that can't be duplicated. Learn more at studleyhomes.com. 2241 NW Lacamas Drive, Camas.

Steve Studley
360-606-8816

Bryten Houghton
360-989-4084

Melissa Shattuck
360-931-1944

Marin Sinclair
360-907-3098

James Hutchenson
503-891-7116

Nancy Koivunen
360-904-4305

Casey Arnold

As your professional real estate advisor, I focus on client satisfaction. My business is about service and I am not happy until you are happy. My years in the business have provided me the experience to assist you with nearly every real estate need. Whether it's finding you a home, finding the best loan, or helping you getting the most out of selling your home I am here to guide you.

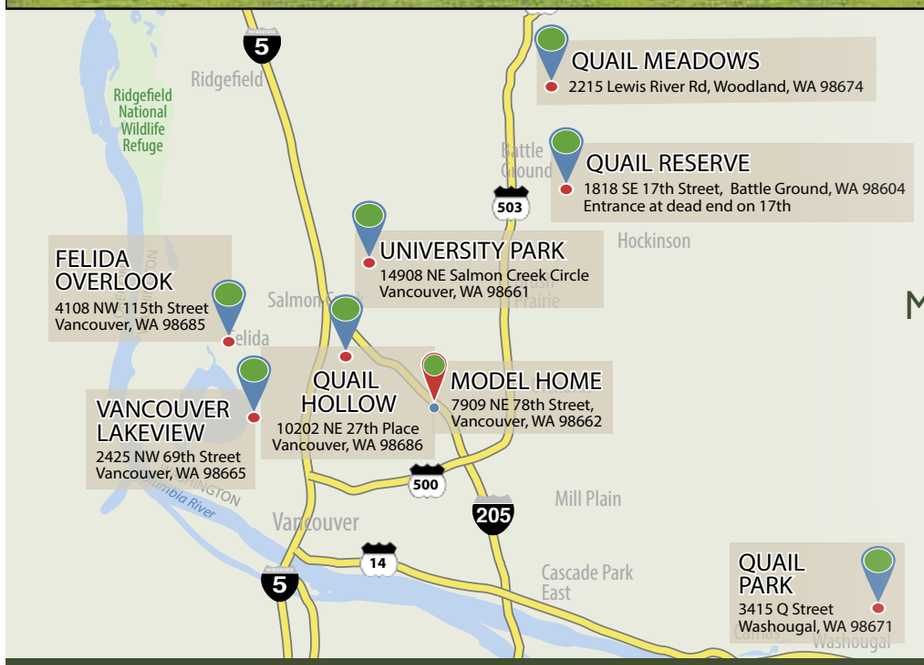
$550,000
Welcome home!

This Felida beauty sits on just shy of a quarter acre, and features covered, gated RV parking, all while situated on a private road. Out back you'll find raised beds for lots of summer veggies, and plenty of room for entertaining. Come inside to a delightfully open kitchen with ample storage and gas range. All appliances stay with home. You don't want to miss this one! ML# 22245776.
11309 NW 8th Court, Vancouver.

Premiere PROPERTY Group, LLC

Casey Arnold
Real Estate Sales Professional
License# 139624
360-281-1092 **casey.arnold03@gmail.com**

Quail COMMUNITIES



QUAIL HOMES

SPECIALIZING IN ADU's,
SINGLE LEVELS,
MASTER ON MAINS,
MULTIGENERATIONAL LIVING

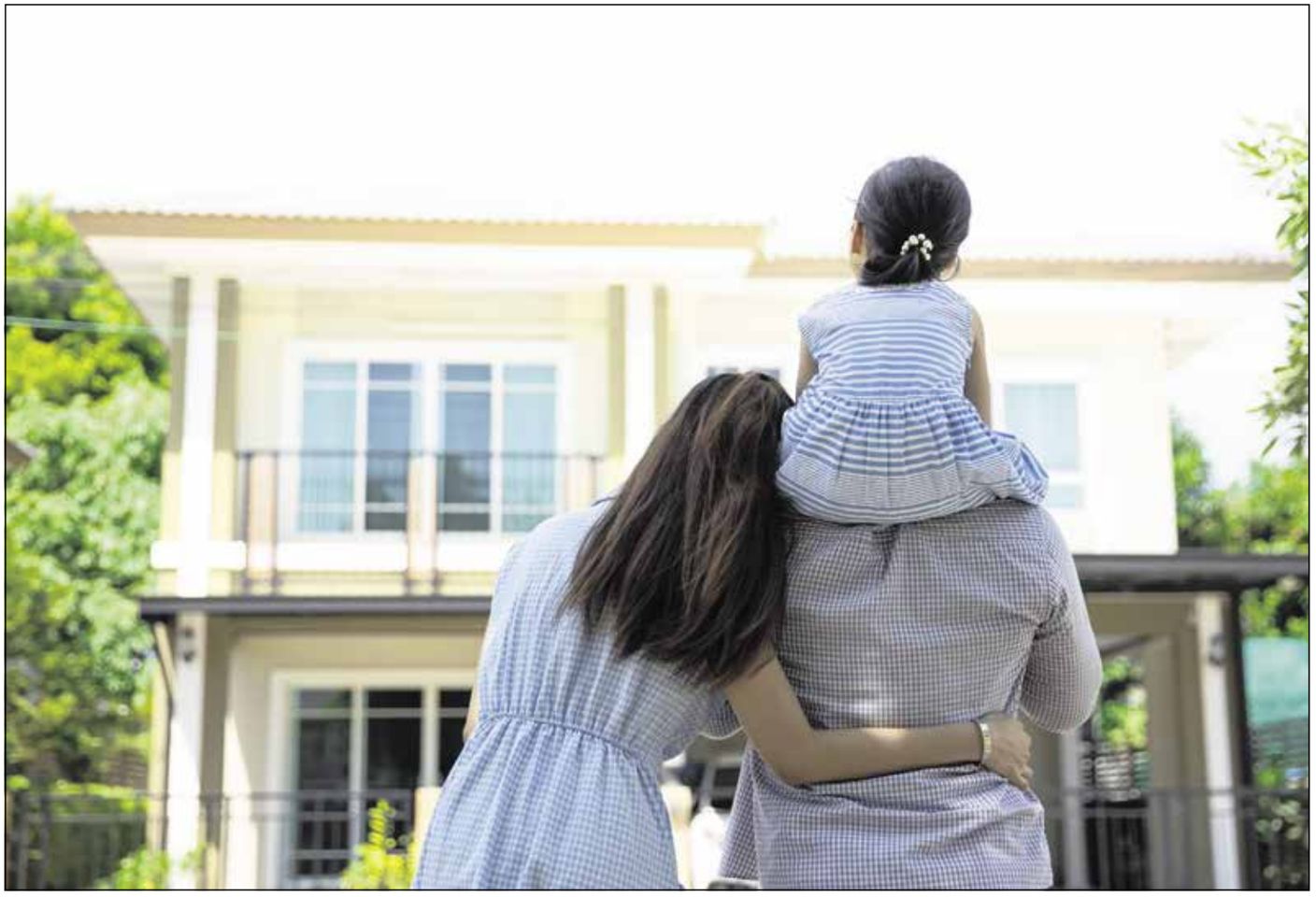
Visit our website for community details & home plans.

Call for appointment to view our Model Home at: 7909 NE 78th Street, Vancouver

Call **JON GIROD**
OWNER/BUILDER
360.907.5800
quailhomes.com

Buying Out-of-State

Buying a new home is always stressful, but it can be even more so when purchasing in another state.



RESEARCHING THE AREA

Compare the cost of living in your intended state with where you are now, in order to properly budget. That includes property taxes, of course, but also food, utilities and medical care. Tailor your search to larger trends like in-migration, crime and school scores. Find out if amenities like public transportation, parks, pool and libraries are nearby. Rural locations might have lesser costs on your monthly mortgage bill, but higher costs to gain access to all of these critical elements to living well.

FINDING YOUR HOME

Real estate websites have made it easier than ever to shop outside of your home state. Today, some 50% of all homebuyers purchased online, according to the National Association of Realtors. The best-known sites offer critical information beyond listing price, including square footage, property tax disclosures and details on school districts, among other things. Most feature a number of agent-provided images. Just keep in mind that these pictures are meant to showcase the property in the best possible way, so they don't always disclose some issues. A local agent can do their own walkthrough to help you find out more.

HIRING AN AGENT

Expect real estate advice is never more valuable than making an out-of-state purchase. You'll have to establish a very high level of trust, since you'll be doing much of this transaction remotely. Experience is a critical element in deciding how to use as an agent. Research their qualifications, experience and success in the industry. They'll need to be able to clear their calendar to properly service this account. Talk to previous clients about their commitment to securing the very best deal, meeting the buyer's needs, being available to communicate in a timely fashion, and negotiating skills.

CLOSING THE DEAL

Buying an out-of-state property requires a little more research and patience. Planning and coordinating with your agent is critical to the success of a remote purchase. Many sites have virtual touring options, but you'll want to have your agent go by the prospective home to take videos and pictures.

Videoconferencing can give you a live peek into the property before you physically visit. Some states don't retire in-person signing on the day of closing, allowing you to attend remotely.

-Greenshoot Media

REAL ESTATE 101

Continued Market Growth

There were around 5 to 5.5 million home resale transactions a year prior to 2020, remaining essentially stagnant. Lifestyle changes followed the outset of the pandemic, including an increase in remote work, and resales have since surged. Learn more at **bit.ly/3jridWA.**

GENERATION HOMES
NORTHWEST

Whether working from our plans or designing from the ground up, we build modern and vibrant new homes in our beautiful communities around Clark County, or on your own lot.

generationhomesnw.com | (360) 355-3363 | info@generationhomesnw.com

Our Communities

Cedars Landing | Model Home
2704 SE 25th Ave Battle Ground WA, 98604

Cedar Heights
Battle Ground, WA

Sunnyside Park
Vancouver, WA

On Your Lot
Clark County, WA

99% of our customers Love Us!

Where Northwest Living Begins!

$774,900
Cyndi Ridenhour
360.521.9887 | RMLS# 22249165
740 N 48th Ave | Ridgefield, WA

$1,195,000
Scott Combs
360.904.2966 | RMLS# 21266596
2510 NE 161ST ST | Ridgefield, WA

$950,000
Kathy Dessimoz
360.721.4031 | RMLS# 22396571
18304 NE 225th Cir
Battle Ground, WA

$529,900
Joel Atwood
360.921.2531 | RMLS# 22344490
11402 NE Conifer Dr | Vancouver, WA

$2,100,000
Trevor Anderson
360.910.0305 | RMLS# 21214182
12312 NW 43rd Ct | Vancouver, WA

$940,000
Rob Cowles
360.601.4567 | RMLS# 22412590
1628 NW Juneau Ct | Camas, WA

$859,000
Chris Parks
360.910.8907 | RMLS# 22389959
5420 NW 15th Cir | Camas, WA

$1,050,000
Marcy Williams
360.606.4704 | RMLS# 22567245
1830 NW RIVERSCAPE ST #703
Portland, OR

$775,000
Cristine Besmond
808.382.0251 | RMLS# 22360676
1050 38TH AVE | Sweet Home, OR

$569,000
Roxy Hayslip
360.977.8480 | RMLS# 22208010
7746 N Central ST | Portland, OR

$405,000
Kat Tarr
360.784.1238 | RMLS# 22473153
12 NE 10th St | Battle Ground, WA

$1,776,000
Sandy Scott
360.784.1238 | RMLS# 22123802
1503 N 4TH CT | Washougal, WA

Windermere REAL ESTATE
WINDERMERE NORTHWEST LIVING

6 locations throughout Washington and Oregon | **360.993.2222**
Like us on Facebook at facebook.com/WindermereNWLiving
Formally known as Real Living The Real Estate Group

For all the things that move you.®

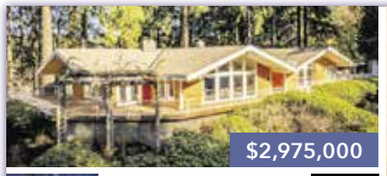
RE/MAX EQUITY GROUP

SPECTACULAR WATERFRONT LIVING Mt. Hood, city lights, sunrise & sunset views. Junior Penthouse corner condo suite is minutes to PDX. Paved walking and biking trails along the banks of the Columbia River. Walk to boat marina or five-star dining. Gated community, manicured grounds with tennis courts, pool and entertaining recreation building. By appt. RMLS# 22088909.

Terrie Cox
360.607.4100

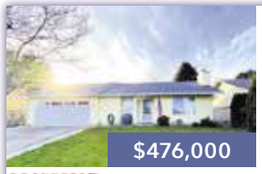
Clark PUD water hookup fee. Property owners' share a driveway. Buyer to put in septic. Transformer at lot- line for power. HOA $274 a month. Beautiful 1 acre subdivision 95% built out. Bring your own builder. RMLS# 21610541.

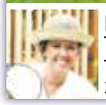
Terrie Cox
360.607.4100



Candace Carnegie
503-312-4500

Coming into this property for the first time gives you the impression that you are entering a rare and priceless sanctuary. Impeccably manicured grounds and the sounds of creeks flowing, trees rustling & birds chirping. Sitting on 3.53 ac w/ 4 buildings, the home was custom built to take advantage of the privacy and solitude that is hard to find so close to the city. 3200 SF w/2 bedrooms, and office/den combo can easily be converted to another 2 bedrooms. The view from the gourmet kitchen looks down onto Salmon Creek. The main house has 2 separate 3-car garages, one w/a powered car lift and bathroom. The 1-bedroom ADU has a private, heated deck, and below there is a 2000 SF, 3-bus-bay garage w/an Atlas Lift. The raised-garden beds & grounds are fully fenced & the "Hobbit House" garden shed sits at the base of the circular driveway. Visit www.salmoncreekhiddenhideaway.com for more pictures & details or come & explore the grounds during a private showing. RMLS# 21306900.



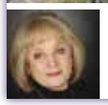


Marsha Thomas-Carney
Text for Info
360-601-1410

REMODELED OPEN GREAT ROOM
New kitchen, quartz, wood plank flrs, SS appliances, subway backsplash, wood cabinets, wall of pantry, baking/platter cabinet. Open great rm w/ dining area & living rm. LVP flrs. Master w/ wood plank wall, open vanity, WI closet, toilet/shwr rm. Fenced bkyd, covered & uncov'd patios, sprinklers, raspberries, mature tree, shed, RV/boat parking. Firepit & hammock areas. RMLS #22177463.

THE RIGHT AGENT EVERY STEP OF THE WAY
SOLD
RE/MAX

REMAX EQUITY GROUP
VANMALL 360-828-2041
WENDY WILSON BROKER
360-521-6403

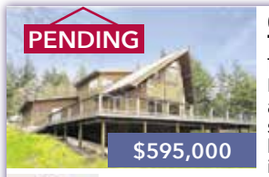


Susan Colton
503-936-0161
Call for Details

WATERFRONT PROPERTY!
Columbia River and mountain views + Hayden Bay! Copper roof & gutters, gas FP, beautifully remodeled. Kitchen open to grand living area with soaring cedar ceilings, marble counters, new gas cooktop & Bosch fridges. Primary Suite w/ huge 20x24 deck w/hot tub. Supersized baths. 2nd Suite or family room, + guestroom on main. Gated. Pool, tennis courts, close to marinas & yacht clubs. ML# 22143070. 195 N Lotus Beach Drive, Portland.

Susan Colton
503-936-0161
Call for Details

HAYDEN ISLAND WATERFRONT!
Open contemporary concept interior, spacious outdoor living. Primary suite w/ large sitting area, wet bar & upper deck w/ awesome views. Elegant living room, custom lighting, FP, engineered wood flrs, spacious dining area, gourmet kitchen & commercial gas range. Beautiful bathrooms. 35' boat slip, gated community, pool & tennis. ML# 22225416.
275 N Lotus Beach Drive, Portland.



Lori Anderson Benson
360-241-0199

COME SEE THIS DIAMOND IN THE ROUGH.
TWO HOMES, one is 2008 built, 2 BD, 2 BA, almost 1500 SF, high vaulted tongue-and-groove cedar ceilings, skylights, wood stove, laundry - W/D included, gourmet kitchen w/ island, SS appliances, built in desk/library area, AC, huge deck with privacy and views. 2nd house is a fixer with FP, 2 BD, 1BA, kitchen in need of TLC but could easily be a rental or guest quarters/ adu. Carport and shed, approx. 900 SF.

Lori Anderson Benson
360-241-0199

Rare Summer Hills well cared for home. RV garage, 4 BDs, 3 full/2 half BAs, gourmet kitchen, primary bedroom on main w/ walk in closet and huge bath. 2nd primary bedroom suite up, large bonus room, den, formal living & dining rooms, large laundry/mud room. Fantastic outdoor living & entertaining areas, covered front porch & covered back deck. Backs to a lush green space & features beautiful landscaping w/ firepit, gorgeous sunsets.

EQUAL HOUSING OPPORTUNITY REALTOR®

We now have two locations to serve you in Clark County:
7701 NE Greenwood Dr #100, Vancouver • 19120 SE 34th St., Vancouver

360-882-6000 • equitygroup.com

WOODLAND REAL ESTATE

360-225 8278 www.woodlandwa.net

SCOTT PERRY 360-921-2306 | MARY MEEKER 360-936-5797 | STEVE JONES 360-225-9623 | JUNE JONES 360-907-0162 | ERICA L. RODMAN 360-281-0768

$825,000

Country Living on Over 10 Acres!

Updated one level home w/ HW floors, vaulted ceilings, open concept w/ lots of windows, kitchen w/new countertops and appliances. 4 BD, 2 BA, large utility. Huge shop building. Possible to divide for another building site. ML# 22391387.

$685,000

Gorgeous Washougal River!

Stunning 700' waterfrontage. Huge boulders front the house + pebble beach: fishing, kayaking & beach fun. Secluded on short private road, towering trees, huge lawn. Spic 'n span MH, big shop bldg w/BA, studio, carport, storage shed, shop/garage & well house. ML# 22203471.

$659,000

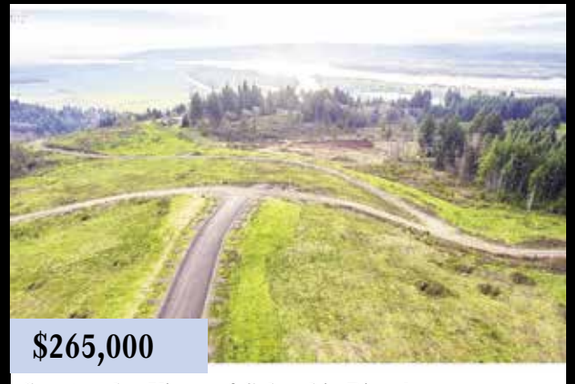
Mt Vista Beauty!

Exquisite finishes w/crown molding and gorgeous HW floors. Formal dining, 2 living rms, open kitchen w/granite & SS appls. Spacious Primary Suite bath w/dbl sinks, tiled shower, jetted tub. Garage w/built-ins galore! Backyard sanctuary w/expansive deck, landscaped w/ water feature. Impeccable location to WSU, I5 and parks. ML# 22227062.

$175,000

Lovely Territorial Views!

Pretty 2 Acres ready for your new home. Quick 7.2 miles from I-5. Ready to build w/shared well, underground power to property, perc ok. Seller to pioneer new driveway prior to closing. Viewing access available from existing driveway to the North. Call for more information. ML# 22166266.



$265,000

Spectacular Views of Columbia River!

Views from Kalama to Portland in planned neighborhood of upscale country homes. Paved private road, shared well, soil test for private septic system. Underground power and hi-speed internet. Several lots available. Private covenants to preserve the lifestyle you're looking for. ML# 21155608.

$569,000

Spectacular 80 Acres!

Near Jones Creek ORV park. Valuable crop of growing timber, panoramic views of the Columbia River valley. Private get-away cabin or off-grid residence, ideal for solar or wind generation. Loaded with game and wildlife and near DNR access to hunting, hiking and trail riding. 10 mins to Camas Schools and shopping. ML# 21326524.

TARI BURBACK
360-518-5766
TARIBURBACK.COM

Windermere REAL ESTATE

JODIE SHARP
360-798-6668
SHARPREALTYGROUP.COM

WINDERMERE NORTHWEST LIVING

Cedar Heights Ranch on Culdesac

6104 NE 20th Ct, Vancouver | $515,000

- 3 Bed | 2 Bath | 1825 Sq Ft
- Vaulted Greatroom with Fireplace
- Primary Bedroom with Jet Tub | Double Closets & Vanity
- Two Add'l Bedroom on Opposite Side of Home
- Covered Patio | Private Backyard | Raised Garden Beds

Build Your Dream Home – Bring Your Own Builder

0 SE 46th St, Washougal | $325,000

- 2.85+/- Acres | Flat and Usable
- Existing Barn on Property
- Situated on Private Rd | 30 Minutes to PDX

Cascade West Home located in Old Evergreen Hwy Neighborhood

3601 SE 142nd Ct, Vancouver | $895,000

- 5 Bed | 4 Bath | 3526 Sq Ft
- Spacious Floorplan with Upgrades Throughout
- Main Floor Den and Bedroom/Bathroom Suite
- Primary Suite with WI-Closet and Dbl Bathrooms
- Covered Patio | Fenced Backyard | Raised Garden Beds

Tons of Character and Charm in this Downtown Bungalow

2004 Franklin St, Vancouver | $480,000

- 2 Bed | 2 Bath | 1813 Sq Ft
- Desirable Hough Neighborhood | Nicely Updated
- Full Basement | Detached Garage | Covered Patio

THE RIGHT PEOPLE WILL LEAD YOU TO THE RIGHT PLACES

SINCE 1931 | JOHN L. SCOTT CELEBRATING OVER 90+ YEARS

Find Your Home On JohnLScott.com®

Real Estate
View all listings of all companies

2 LEVEL COMMERCIAL LOTS

$299,000 EACH

Two level commercial lots in Battle Ground business district with versatile RC zoning & many allowed uses.

www.johnlscott.com/41012
DAVE ROCHA 360-798-1996

LONGVIEW COMMERCIAL UNIT

$339,000

Ocean Beach Hwy! A large level lot in commercial district, many allowed uses in county w/city sewer & water available.

www.johnlscott.com/40844
DAVE ROCHA 360-798-1996

CONDO WITH NATURAL LIGHT

$390,000

3 BD/2 BA. Vaulted Living Rm w/wet bar & sliders to private deck. New high end windows. New paint, lights, carpet, fireplaces, roof, water heater & garage door.

www.johnlscott.com/evas
EVA SANDERS 503-705-0755

GATED COTTAGES

$407,900

3 BD/2.5BA. Cozy, quiet & condo w/granite, hwd flrs, dual fuel oven, main flr office, new paint & carpet.

www.johnlscott.com/37817
DAVE ROCHA 360-798-1996

BUILD YOUR DREAM HOME

$410,000

2 Acres. Valley and mountain views. Camas school district. Flat parcel, multiple building spots. Power at street and perc approved. NO HOA!

www.johnlscott.com/12792
JUSTIN UNDERWOOD 360-333-5706

.38 ACRES IN GREAT LOCATION

$479,974

3 BD/3 BA. Huge .38 Acre Flat Lot. Fully fenced back-yard with room to roam. separate laundry/mudroom. Forced air & AC. Great Area w/top notch schools.

www.johnlscott.com/46540
COLE BRIDGES 360-606-5654

SINGLE LEVEL LIVING!

$490,000

3 BD/2 BA. Vaulted ceilings in great room. Island kitchen w/quartz counters & beautiful cabinetry. Living room w/gas fireplace. Large primary suite.

www.johnlscott.com/reeseh
REESE HARVILL 360-521-3636

ROMANCING THE RANCH

$495,500

3 BD/2 BA. Fresh decor, delightful interior & livable floor plan in quiet NE Hazel Dell. HP & RV Parking.

www.johnlscott.com/lindashook
LINDA SHOOK 360-904-1270

MOVE-IN-READY SINGLE LEVEL

$525,000

3 BD/2 BA. Quiet, private, single level. Vaulted ceilings, great room, slab granite, gas. Covered, large rear deck. Newer, nicer, move in ready.

www.johnlscott.com/reeseh
REESE HARVILL 360-521-3636

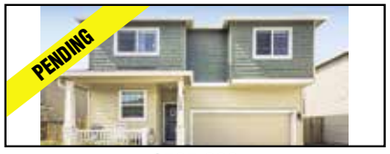
EXQUISITE GORGE VIEWS!

$529,000

3 BD/2.5 BA. Backs to the 9th hole of Beacon Rock Golf Course. Gorge views from every window. Great room, family room & sunroom. Huge backyard w/large deck.!

www.johnlscott.com/40987
QUINCY ANDERSON 360-984-0489

BEAUTIFUL GATED COMMUNITY



$535,000

4 BD/2.5 BA. Office on the main. Great sized back yard, fully fenced w/huge storage shed & stamped concrete patio. Water softener system for the whole home.

www.johnlscott.com/44473
ANTONIO BERNAL 503-481-2761

STUNNING RIVER VIEWS!

$589,000

Amazing downtown Stevenson location! 1892 Historic Dutch Colonial overlooks Columbia River. Soaring ceilings, timeless paneled doors & original HW floors.

www.johnlscott.com/39891
QUINCY ANDERSON 360-984-0489

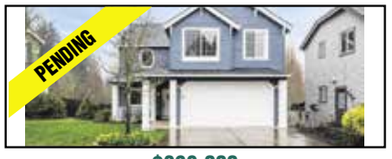
GREAT INVESTMENT TRIPLEX

$625,000

3 UNITS. 2 BD/1 BA. Close to nearby amenities. Bus lines just down the road. Minutes from Downtown Waterfront. Easy access to freeways.

www.johnlscott.com/58918
DANIEL LEVY 360-936-1225

BACKS TO GREEN BELT



$639,000

4 BD/2.5 BA. Overlooks greenbelt park & trails. New water heater, carpet, ext paint, appliances, quartz & bath remodels. New roof & laminate floor in 2017.

www.johnlscott.com/38126
STARLING PREUNINGER 503-740-2231

HOME + ADU ON 2+ ACRES

$849,995

4 BD/3.5 BA. Territorial views of Camas Mountains. ADU has 1 bed, 1.5 bath, living & kitchen. Main home has NEW kitchen, Windows and LVP floors. Loft in garage.

www.johnlscott.com/14521
STARLING PREUNINGER 503-740-2231

HOME, BARN + SHOP ~ 5 ACRES

$1,149,900

3 BD/2.5 BA. Custom construction w/territorial views. Soaring vaults, skybridge, slab granite, sauna & hot tub. Barn w/oversized stalls + 760SF shop.

www.johnlscott.com/45733
REESE HARVILL 360-521-3636

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

Types of Insurance

Once you've found your perfect home, you need to protect it.

There are lots of different homeowners policies out there, each for the kind of home you purchase. There are policies for single-family homes, condos and more. Keep reading to learn more about each type of policy.

HO-1 Insurance

This is your basic homeowners policy. It covers your home, any attached structures such as garages, appliances and some features of your home. It's a named perils policy. That means it covers you in specific situations, which may include damage from vehicles, explosions, fire and lightning, hail and windstorms, riots, smoke, theft, vandalism and even volcanic eruptions.

HO-2 Insurance

HO-2 policies may also be called a broad form. This covers your home and your personal belongings — most of the time no matter where they are. They may include liability coverage. Like an HO-1 policy, HO-2 insurance covers named perils. They may also include accidental discharge or overflow of water or steam; tearing apart, burning and cracking from some household systems; freezing of pipes and heating and air conditioning systems; sudden and accidental damage from electrical currents; a falling object; or weight from ice, snow or sleet.

HO-3 Insurance

The most common type of homeowners is the HO-3 special form policy. It covers your home, personal property, liability and additional living expenses and medical payments.

The perils it covers generally exclude defective construction or maintenance; foundation issues; government actions; pet or animal damage; pollution and corrosion; theft, vandalism and frozen pipes in vacant houses; wear and tear; flood, earth movement; war; nuclear hazard; intentional loss; neglect; mold, fungus or rot; power failure; ordinance or law; mechanical breakdown; smog, rust or corrosion; birds, rodents and other creatures; and any animals owned by the insured.

HO-4 Insurance

These policies are commonly called renters insurance. You can get these when you're renting property and want to cover your personal belongings and get liability and additional living expenses. Renters insurance policies are usually named perils policies that cover events covered by HO-1 and other policies.

HO-5 Insurance

This is the most comprehensive policy available and covers your home, personal belongings, liability, additional living expenses and medical payments for others. They can also have higher limits for things such as jewelry and are recommended if you have high-value items. These policies protect you from anything not specifically excluded in your policy. Common exclusions are things like earth movement, government actions or laws, mold, nuclear hazards, war and more.

HO-6 Insurance

HO-6 insurance is for condo owners and covers everything inside your unit, personal liability and additional living expenses. They also usually include dwelling coverage. Condo homeowners associations usually have their own policies that cover the common areas, grounds and external parts of the building. The owners in the building help pay the association's fees as part of their HOA fees.

-Greenshoot Media

Patty Muhlhauser GRI ABR MMDP, Real Estate Broker, Notary Public
40+ Years Working Successfully for "Buyers & Sellers!" Getting the Job Done!
(360) 882-6000 • (360) 921-0367 • (360) 573-2301
yoowhoooo@aol.com • Web Site: equitygroup.com/pattym
RE/MAX EQUITY GROUP
Each Office Independently Owned and Operated
RE/MAX
Looking to Spring into a New Home! Let me help!
SELL with SUCCESS! • BUY with CONFIDENCE! Please Call Me!
Patty Muhlhauser • 360-921-0367

Own a home and shopping for a new one?

Our bridge loan creates options to sell after you buy.

Program details*:

- Loan amounts from $40,000 to 300,000
- Primary residence only
- Credit scores as low as 720

Let's talk about your options, today!

Paula Nirschl
Branch Manager
NMLS #383396
503.519.1377

Kelli Scott
Loan Officer
NMLS #396702
360.901.9617

Sandi Milohov
Sr. Loan Officer
NMLS #114287
360.270.9192

Leslie Catabay
Loan Officer
NMLS #1885490
503.888.9445

Ashley Markham
Loan Officer
NMLS #1559148
541.513.4948

Rosemarie Johnston
Loan Officer
NMLS #60595
360.607.4436

Donnie Owen
Sales Manager
NMLS #461850
360.635.3653

Paul W. Thompson
Sr. Loan Officer
NMLS #404052
503.810.1119

Robin Grove
Loan Officer
NMLS #1084515
360.903.6840

Ryan Lyle
Loan Officer
NMLS #1696776
360.500.9788

Trevor Bonnett
Loan Partner
NMLS #1599723
360.921.0650

Rebecca Garcia-Bustamante
Loan Officer
NMLS #1692127
971.533.1082

Guild Mortgage Company; Equal Housing Opportunity. Co. NMLS #3274. nmlsconsumeraccess.org; for more licensing info visit guildmortage.com/licensing; OR ML-176. Branch NMLS #433939; 201 NE Park Plaza Dr. Ste 242, 244, & 245, Vancouver, WA 98684. Kelli Scott and Trevor Bonnett are authorized to conduct business in the state of Washington only. All Loans subject to underwriter approval. Terms and conditions apply.

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

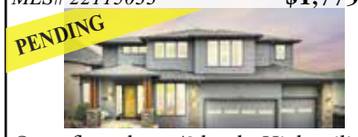
COLDWELL BANKER BAIN VANCOUVER EAST
3425 SE 192nd Ave, Suite 114 Vancouver, WA 98683
360-892-7325
CBBAIN.COM/VANCOUVEREAST

LA CENTER
MLS# 22177482 **$560,000**

Almost new move-in ready 5 Bedrm, 3 Bathrm. 1 Bdrm & bath on main. Open concept w/ bonus rm. Granite counters, Energy Star/SS appliances, gas range, pantry, A/C, LVP flooring, upper level laundry.

Debbie Brunskill 360-567-9635

CAMAS
MLS# 22115033 **$1,775,000**



Open floorplan w/3 levels. High ceilings w/exposed beams, formal dining, gourmet kitchen. Owner's Suite upstairs. Bottom level fam-room w/sound & wet bar.

Jerrod Strandemo 360-909-5967

BATTLE GROUND
MLS# 22115360 **$405,000**

Updated ranch home on large corner w/open concept large living & family room. Large covered deck w/a fully fenced back yard. New vinyl flooring throughout entire home.

Desiree Lorentz 360-953-0440

BATTLE GROUND
MLS# 22544112 **$649,900**

A true mid-century modern gem. Built-in cabinets, cooktop, and oven. Panoramic windows in the front room for views of the creek year-round. Decks off both bedrooms on upper level.

Desiree Lorentz 360-953-0440

YACOLT
MLS# 22059542 **$550,000**

3BR 2BA on 5 acres. Borders Weyerhauser on 2 sides. Shed w/220-volt. 24x60 barn has 220-volt, water & heated tack room. Secure fencing, seasonal pond, chicken coop & garden.

Desiree Lorentz 360-953-0440

BATTLE GROUND
MLS# 22292153 **$850,000**

Beautiful home on OVER ONE ACRE close-in! Serene park-like setting! Large covered patio w/ hot tub! Beautifully maintained and updated home w/4-BD PLUS bonus! Extra garage/ shop!

Jolie Hooper Torres 360-904-4313

RIDGEFIELD
MLS# 22071285 **$949,000**

Stunning 1 year old new construction in desirable Seven Wells Ridgefield! OVER $130K in upgrades! Where can you find over $3,800 sqft in Ridgefield for this price per sqft?? Literally EVERY bell & whistle!

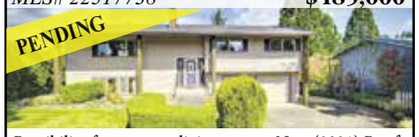
Jolie Hooper Torres 360-904-4313

BATTLE GROUND
MLS# 22114393 **$925,000**

Beautiful custom home w/80° panoramic view of the Cascade foothills, capped by Mt. St. Helens & Mt. Hood. Grand Foyer leads to the Kitchen & family room w/large picture windows.

Travis Newton 360-600-6641

VANCOUVER
MLS# 22517738 **$485,000**



Possibility for separate living spaces-New (2021) Roof, New Fireplace insert, plus wood burning fireplace, new water heater, Newer Kitchen appliances, large fenced lot, and new Deck-RV/Boat parking.

Danielle Davis 360-977-8863

BATTLE GROUND
MLS# 22123758 **$459,900**

NEW ROOF 2021! Beautiful updated one-level near Main Street in Battle Ground. Open concept w/vaulted ceilings in main living. Updates in both bathrooms. Kitchen features granite counters w/wood fireplace.

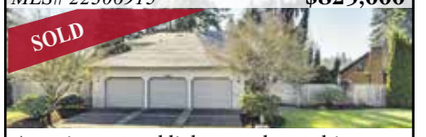
Kara Hileman 360-567-7438

VANCOUVER
MLS# 22099851 **$799,900**

Banquet-sized dining room, large comfortable family room, & spacious bedrooms. Primary has a vaulted ceiling, French doors & ensuite. Lower-level features home theater system w/surround sound & storage.

Heather Williams 360-619-2294

VANCOUVER
MLS# 22306915 **$825,000**



Amazing natural light trough out this vaulted open floor plan. Master on main w/ fireplace &beautiful large master suite w/ jetted soaking tub. Large flex space upstairs.

Skyla Colvin 564-208-2082

VANCOUVER
MLS# 22307425 **$799,000**

Meticulously cared for 5-BD 3-BR+office+bonus on ¼ acre. Gracious 2-story entry & two staircases. Beautiful den/office w/custom floor to ceiling built-ins. Extra deep 3-car garage + storage.

Lynelle Nicholson 360-521-1501

BATTLE GROUND
MLS# 22110722 **$469,900**

Great Room design w/high ceilings, spacious kitchen w/ dining area, Large island, walk-in pantry+all Appliances included. New roof 2017 & water heater. NEW 192sf heated shop w/concrete flooring,220V. 60'RV/Boat driveway.

Judy Matz 360-513-2452

CAMAS
MLS# 22481759 **$800,000**

Primary BDs on both floors. White oak & tile floors on main level. Pellet stove. Native plants throughout property along w/backyard water feature. Wrap-around deck w/multiple entry doors.

Gregory Rider 503-307-4337

VANCOUVER
MLS# 22468706 **$480,000**

Kitchen has new quartz countertops &subway tile backsplash. Open entry to living w/wood burning fireplace &slate flooring. Upstairs has an open skylight. Primary has walk-in closet &updated bathroom.

Jon & Andrea Mayhew 360-216-6728

AXIA HOME LOANS

53 Buyers + 26 Sellers Represented = 79 Happy Clients and $48.1m in Total Sales in 2021!

A SELECTION OF OUR 2021 SOLD LISTINGS IN VANCOUVER:

2310 NE 171st St

2707 NE 159th Cir

11205 NE 68th Ave

17612 NE 95th Ave

14015 NE 52nd Ave

12903 NE 63rd Ave

We thank our clients for trusting us with their business in 2021. If a home purchase or sale is on *your* list of 2022 resolutions, let's discuss how we can help get you **where you want to be.**

SW Washington's British Duo

A real estate team proudly affiliated with The Hasson Company

OXFORD STREET PARTNERS

THE HASSON CO.

oxfordstreetpartners.com

Windermere
REAL ESTATE
Windermere Stellar

EQUAL HOUSING OPPORTUNITY
REALTOR®

Mike Lamb
360-921-1397
www.MikeLamb.info
Mike@MikeLamb.info

Consider . . .
509 WEST CUSHMAN STREET, YACOLT

- Property includes 5 city lots totaling over 40,000 square feet
- Building includes over 6.500 square feet • 2 bedrooms, 1 bath
- 2 large meeting rooms off a spacious lobby
- Classrooms, offices and nursery with outdoor play area
- Kitchen
- 75 on-site parking spaces
- Convenient town center location

Offered at $995,000

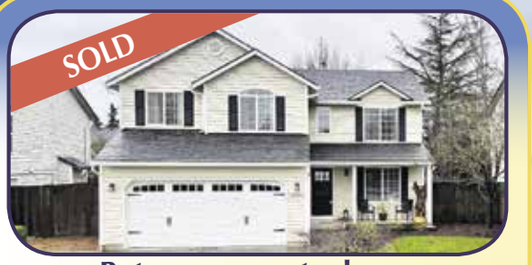
MLS #21240499

Add this duplex . . .
1010/1012 NE 143RD AVENUE, VANCOUVER

- 9,100+ square foot lot
- 2,240+ square foot duplex, with 1,200 square foot two story units
- Attached single car garages for each unit
- 3 bedrooms, 2 baths with laundry, and fireplace in each unit • Fenced private backyards with patios
- Convenient location, easily accessible to shopping, schools and parks

Offered at $575,000

MLS #22667432



Put away your tools . . .
18903 SE 17TH ST, VANCOUVER

- Updated 4 BD, 3 BA home
- Remodeled kitchen and baths
- New floors
- Floor plan with both formal and informal living areas
- Spacious master suite
- Large 4th bedroom or bonus room
- Enjoy a great location, close to shopping and great schools.

Offered at $519,000

MLS# 21051671

Bring your imagination . . .
1293 FAIRWAY DRIVE, WASHOUGAL

- 18 acre lot greenbelt lot
- 1,660 SF ranch style home
- 3 bedrooms, 2 baths including vaulted master suite
- Vaulted living room and formal dining room, plus kitchen/ family room
- 3 car attached garage with openers
- Outstanding location in a great neighborhood near golf, shopping, schools and freeway

Offered at $485,000

MLS# 21088624

Delight in the comfort . . .
13838 NW 10TH COURT, #B, VANCOUVER

- 1,280+ square foot single level condo backing to a beautiful greenbelt
- 2 bedrooms, 2 baths including a luxurious master suite
- Comfortable living and dining rooms with wood stove and private patio
- Spacious kitchen with updated appliances
- Attached garage with opener
- Laundry room
- Great location close to shopping, schools, and freeways

Offered at $285,000

MLS #21053750

Get affordable comfort . . .
2102 NW KELLY DRIVE #3, VANCOUVER

- Easy living 2 bedroom, 1 bath condos with fireplaces in the living rooms
- On site parking with carports
- Great suburban location close to shopping, schools, and freeways
- Also available are #10, and #12, rented month to month
- Rents are $1,100 per month for #3 and #12, and #1,250 for #10
- Units 10 and 12 are priced at $195,000 each

Offered at $199,900

MLS #22225981

STALDER REAL ESTATE

THE ARIZONA CONNECTION

WANNA MOVE AWAY? ARIZONA IS CALLING

"Closed on a slice of sunshine yesterday. Arizona called like it did to so many others from the PNW the past couple years. We are excited to have a place to call home in the desert sunshine. Thank you so much to our Rock Star real estate agent Joel Stalder!"

- Amy Hoffman, Knipe Realty ERA Powered, Vancouver, WA

★★★★★

Live your best life in sunny Arizona.

I specialize in helping clients relocate and invest in Arizona, whether it be a primary residence or investment property. I also work with builders and developers. Call me today and lets put forth a plan to the lifestyle you've always dreamed of.

STALDER REAL ESTATE
SCOTTSDALE • PARADISE VALLEY

Joel M. Stalder (360) 903-9877
Real Estate Broker in Arizona | Realty Executives
theazconnection.com | Joel@StalderRealtyGroup.com

Turn your yard into a VACATION-WORTHY OASIS

Warm weather means more time to relax outdoors. For those homeowners lucky enough to have entertaining spaces outside, spring and summer provides plenty of opportunities to enjoy fresh air under the sun or stars.

Over the last few years, families have become especially familiar with what works about their yards and where there is room for improvement. Pandemic-related travel restrictions and early stay-at-home mandates resulted in plenty of time spent in backyards on staycations. Even though many such restrictions have been lifted, homeowners may have seen the benefits of having functional respites right outside their doors.

A backyard renovation can cost anywhere from $5,000 to $50,000. The American Society of Landscape Architects suggests homeowners budget the cost of a major landscaping project at between 5 and 10 percent of their home's value. Large or small, here are ways to make an outdoor oasis at home.

CREATE LIVING PRIVACY

Living in close proximity to neighbors may make privacy harder to come by. Wood or vinyl fences, however effective, may not provide the all-natural look many people desire. Vertical gardening, which trains easy-care vines like English ivy, Clematis or various climbing roses to grow on trellis or fencing adds greenery and privacy. Hedges and fast-growing shrubs also can be used for natural barriers.

INSTALL A POOL

Pools are the ultimate spots to cool off on hot days. An elaborately shaped inground pool can blend in with the landscape and offer the ultimate hang-out zone. However, above-ground pools also serve the purpose and are more budget-friendly. Stock tank pools are popular among those who want minimal pool expenditure or have small spaces to work with. Stock tanks are metal vessels traditionally used as watering holes for livestock. They also can be "adult kiddie pools" when combined with some plumbing. Galvanized steel frames make them sturdy. With floats and other accessories, they can become the perfect oasis.

PROVIDE OUTDOOR ATMOSPHERE

Create a bespoke bistro vibe by using freestanding planters and posts along with hanging lights to make an intimate outdoor hangout spot at night. For those with permanent structures, like a deck or a gazebo, lights can be strung across the area or on railings or edging.

EXTEND THE LIVING SPACE

Decks and patios can help make outdoor entertaining areas more comfortable by eliminating the need to sit on the grass or gravel. Plus, they add another "room" to the home. When paired with weatherproof patio furniture, such as sofas, loungers and tables, a private seating area can be crafted and utilized for any number of entertaining desires.

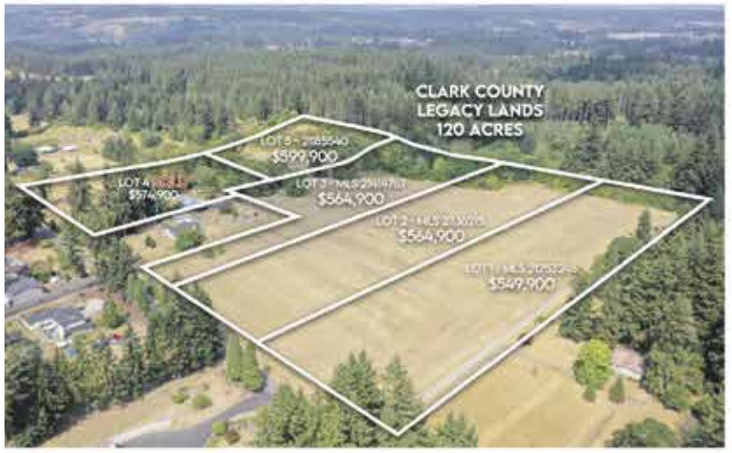
HANG A HAMMOCK

Few things evoke feelings of relaxation better than a hammock. Fitted between two trees (or two posts if trees are sparse), a hammock is an ideal place to grab a nap or read a book.

Additional oasis-inspired ideas include outdoor kitchens, letting up lanterns, cascading water features, and bird feeders to attract the sounds of nature.

Wollam
& Associates | Real Estate

LOOKING TO BUY OR SELL?
WE CAN HELP!



ESTATES AT THE REFUGE - 5 ACRE ESTATES IN RIDGEFIELD, WA!
NW 71ST AVE, RIDGEFIELD, WA 98642
LOT 1 - MLS 21253245 | LOT 2 - MLS 21136215 | LOT 3 - MLS 21414767 | LOT 5 - MLS 21185540

Estates at the Refuge is positioned to the east against 120 acres of forested County Legacy land, and features large parcels ready for a custom dream home! This community is just a few miles from I-5 and downtown Ridgefield, including the Marina and Refuge. CC&Rs are recorded, no HOA.

Call to reserve your estate acreage today!

WILLIAM MILLER | 360.798.9103 | WILLIAM@WOLLAMASSOCIATES.COM

BEAUTIFUL SINGLE-LEVEL HOME IN EAST VANCOUVER, WA!
4102 NE 165TH AVE VANCOUVER, WA 98682
PENDING SALE | 3 BD | 2 BA | 1,420 SQFT | MLS 22156793 | $469,000

This home showcases gorgeous hardwood floors, open floorplan, stainless steel appliances, walk-in pantry & granite bathroom countertops! Many updates such as new doors, trim, kitchen sink & faucet, bathroom tile backsplash, fresh paint, and more! The fully fenced backyard is an entertainer's dream with its large deck, raised garden beds & privacy fencing! Call today to learn more!

GINA TURNBULL | 503.341.4640 | GINA@WOLLAMASSOCIATES.COM

1.45 ACRE LOT IN VANCOUVER, WA!
NE 99TH ST VANCOUVER, WA 98684
MLS 22211234 | $484,900

Incredibly rare opportunity to purchase 1.45 acre lot zoned R1-10!

Minutes from I-205, parks, retail and nearby shopping. All utilities available at the street. The lot has been improved to be level and clear and ready to build your dream home. Call more more info today!

ALA MALYAKIN | 360.261.0300 | ALA@WOLLAMASSOCIATES.COM

TEAMWOLLAM.COM

ALL INFO IS DEEMED RELIABLE, BUT NOT GUARANTEED. PRICES SUBJECT TO CHANGE.

RE/MAX EQUITY GROUP

EVERY HOME NEEDS A KUBOTA!

LX3310HSD
- 30.8 Gross HP,† 4-Cylinder Kubota Diesel Engine
- 3-Range Hydrostatic (HST) Transmission

BX23S
- 21.6 Gross HP,† 3-Cylinder Kubota Diesel Engine
- Fully Integrated Tractor/Loader/Backhoe

RTV-X900
- 21.6 Gross HP,† 3-Cylinder Kubota Diesel Engine
- Variable Hydro Transmission (VHT-X)
- Standard 4-Wheel Drive

$0 DOWN, 0% A.P.R. FINANCING FOR UP TO 60 MONTHS ON SELECT NEW KUBOTAS!*

Dan's Tractor, Inc.
Serving Clark County Since 1963
8012 NE 219th Street • Battle Ground, WA
360-687-3000
M-F 8-5, Sat 9-1 • danstractor.com

Kubota

* 0% Down, 0% A.P.R. financing for up to 60 months on purchases of select new Kubota BX, B, LX, L, MX, M60, & M4 Series equipment from participating dealers' in-stock inventory available to qualified purchasers through Kubota Credit Corporation, U.S.A.; subject to credit approval. Some exceptions apply. Example: 60 monthly payments of $16.67 per $1,00financed. Some exceptions apply. Terms subject to change. Offers expire 6/30/22. The material is for descriptive purposes only. Kubota disclaims all representations and warranties express or implied, or any liability from the use of this material. For more information, see Dealer or go to KubotaUSA.com. † For complete warranty, safety and product information, consult your local Kubota dealer and the product operator's manual. Power (HP/KW) and other specifications are based on various standards or recommended practices. K1059-14-146926-15

TRENDS *for the* SEASON

Home and garden trends for 2022 will include a return to modern water features and natural settings, with a continuing focus on sustainability and well being that began during the pandemic's early phases.

Spending more time in our homes meant spending more time in our yards, and that's spearheaded a move away from high-maintenance looks. Large plantings, pollinator-friendly choices, and styles that mimic the world around us offer comfortable settings while impacting the planet positively. After all, who really liked lawn edging anyway?

'RE-WILDING' YOUR SPACE

Whether called re-wilding or nature-scaping, the trend of allowing your yard to return to some form of its natural state will be a huge trend in 2022. More consciously designed lawns and gardens are giving way to spaces that mimic the great outdoors. They're more earth friendly, and much easier to maintain. Pair native grasses, rocks and other plantings with neutral-colored furniture and natural hardscape material, and your urban setting is instantly transformed into a backcountry getaway.

GROW YOUR OWN MEAL

Modern home and garden choices are increasingly incorporating edible plants so you can grow your own meals. That's coupled with a trend toward more plant-based diets around the world. In one study, the number of vegetarians and vegans had increased by a stunning 360% over the last decade. Even if you've stuck to a more traditional approach to meal planning, home gardening has its benefits: Some take part to avoid rising food prices and pandemic-related shortages, or while others are simply focused on the freshness that organics promise. Many vegetables, herbs and salad leaves are very easily grown in patio containers or wall planters. A greenhouse will yield fresh food all year; those with smaller spaces may consider beans, peas and squashes.

BOLDER WATER FEATURES

Water features are typically popular, annually selling more than statues, solar lights and other outdoor accessories. The difference in 2022 will be in design, as many of the most popular styles go sleek and modern. Sphere water features and water blades are increasingly sought after, since they look like sculptures but function like traditional water features. Many are also experimenting with so-called xeriscaping, where gardeners create water-efficient spaces that help minimize irrigation in changing climates. Sensory gardens made huge in-roads as people began spending more time at home, and that trend shows no sign of abating.

- Greenshoot Media

Tracie DeMars
REMAX Equity Group
360.903.3504
traciedemars@aol.com

We would love to be the ones you call when you are thinking about buying, or selling, or refinancing, and we hope that you will. However, the classes are non-promotional, and informational only.

Please email TracieDeMars@aol.com for the Zoom Link to access the virtual home buyer & home seller classes.

22AD, the Low Appraisal Gap Addendum

Happy Spring to you! The spring real estate market is in full swing and this is an addendum that buyers and sellers are hearing a lot about, so let's discuss it. As previously discussed the appraisal is paid for by the buyer, but ordered by the lender. The appraisal order is placed into a system, and a random appraiser, or appraisal company, picks up the order. The Lender can only lend the appraisal amount or the offered purchase amount, whichever is LESS. This is very important when some homes (but not all), are receiving multiple offers over list price.

A buyer can offer whatever they want for a home, but for the lender, it matters if the home can appraise for that offer amount. Buyers are looking to make their offer stand out to the seller. One of the ways that a buyer may choose to do this is by offering an appraisal gap which guarantees the seller that if the appraisal comes in LESS than what the buyer offered to pay, that the buyer will cover that gap. When the home appraises for less than what has been legally agreed upon in a signed around purchase/ sale agreement, the buyer's Realtor sends the sellers Realtor a "Low Appraisal Addendum" that reads, "Home has appraised for LESS than what was agreed upon in the purchase/sale agreement. Is the seller willing to accept the appraisal amount of XX amount, and continue to closing?"

The sellers can accept, or they can choose not to. If they choose not to accept the lower appraisal amount, the deal dies. Earnest money is returned to the buyer, and seller can put the home back on the market.

So, does every home get multiple offers? No. Does every home receive offers with a low appraisal gap addendum (aka 22AD)? Again, no. If a home is going to receive multiple offers, it will most likely happen the first week on the market. If a home is going to receive multiple offers with the possibility of a 22AD, then it will be the first week on the market.

I know it feels like every home has multiple offers, but they really don't. I know everyone hears about people who received 22AD low appraisal gaps with their offers, but again... NOT EVERY HOME DOES. A home can get multiple offers, and none of them have 22AD low appraisal gap addendum with those offers.

When a home has multiple offers, the sellers and the seller's Realtor compare the pros and cons of each offer. Sometimes the strongest offer is not necessarily the highest. There is a lot that goes into making an offer, and good buyers need to think like a seller to get an offer accepted.

If you are selling your home, sit down with your Realtor and go over what you need in an offer. Do you need rentback? For how long? Are you looking for an as-is transaction? What about comparable homes that have sold in your area/ school district in the last couple of months? What were they listed at vs what did they sell at?

If you are buying a home, and do not have extra funds for a 22AD, do not be discouraged! You can still get a home without a 22AD, but be prepared. How else can we strengthen your offer and make it stand out? This is where you and your Realtor sit down and talk about the homes you are looking at, and what your offer might look like. Whether you are buying or selling, have realistic expectations in this market. Your Realtor is here to help. Ask questions. I am always available to help with anything you need.

May Home Buyer Classes:

Saturday 5/7/2022 from 9am - 12pm
Marshall Community Center, Conference room
1009 E McLoughlin Blvd, Vancouver WA
(kitty corner from Clark College)

VIRTUAL CLASS Monday 5/9
from 5pm - 7pm

VIRTUAL CLASS Saturday 5/21
from 11am - 7pm

Tuesday, 5/26/22 from 5pm - 8pm
Marshall Community Center, Conference room
1009 E McLoughlin Blvd, Vancouver WA
(kitty corner from Clark College)

May Home Seller Classes:

VIRTUAL CLASS Monday 5/14
from 9:30pm - 11:30am

VIRTUAL CLASS Saturday 5/18
from 5pm - 7pm

**For those who would like to have an in-person Home Seller Class, please email traciedemars@aol.com, and I will set a class up.*

Thinking of Buying or Selling a Home in 2022?

Check out our FREE classes at:
www.learningtobuyahome.com
www.freesellerclasses.com

Visit our website for class times and locations. Virtual classes available.

$569,880. Beautiful 1867 SF, 5 bedroom, 2.5 bath home. Huge fenced back yard, covered patio, move-in ready!. Central gas forced heat w/air, updated kitchen w/3 yr old appliances, updated downstairs bathroom. Newer roof and flooring. House repainted recently- hardy/cement board & t111 siding. Garage door recently serviced, security system / camera system stays. His and hers closet in master bedroom. Window coverings stay. ML# 22034178.

$351,683. Clean, well taken care of 4 bedroom, 2 FULL bath, 1404 SF manufactured home on real property in a desired dead end area is ready for you to move in. 55x110 lot size with lots of parking. Great neighbors. Security system, air conditioning in window, new 2021 Roof, new exterior paint, updated interior paint. Open floor plan, lots of potential. FHA lending approved. ML# 22409195.

Coming Soon!

God Speed From Team Lucas - James Dean Lucas Sr Broker | Meriah Johnson-Lucas Transaction Coordinator

James Dean Lucas
Sr Broker
360-521-4817
Lucas@ClarkCountyWaRealEstate.com

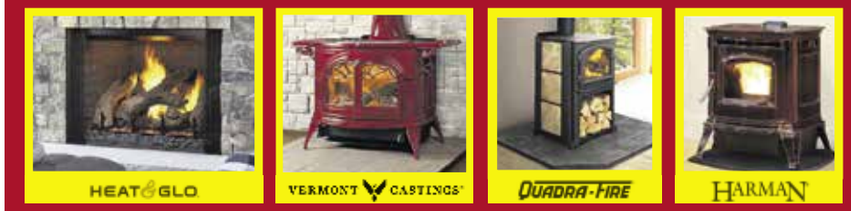
MORTON'S STOVE • POOL • SPA

BRING IN THIS AD FOR FREE GIFT WITH PURCHASE

SAVE MORE NOW!!

PRE-SEASON SPECIALS

END OF SEASON DEALS



12 MONTHS SAME AS CASH • 0% INTEREST OAC

26% Federal Tax Credit on Select Models

~ Join Our VIP Pool and Spa Program & Save On Every Chemical Purchase ~

~ FREE In-House Water Testing

~ All Pool Chemicals in Stock Now

~ Call Ahead for Bulk Ordering

~ Replacement Pumps and Filters Arriving Daily

leisure TIME

GLB

Hot Savings for Summer Fun!

HOT TUBS

ON SALE & IN STOCK NOW!

12 MONTHS SAME AS CASH 0% INTEREST OAC

Hatana Hot Tubs

Made in Washington

Explore Wellness

Hatana Hot Tubs has your comfort in mind along with the many health benefits that you will enjoy:

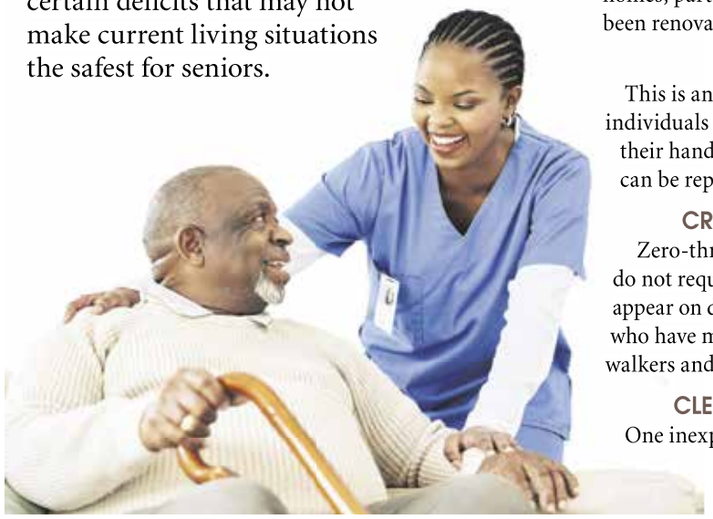
Stress Relief — Recovery
Relaxation — Improved Sleep
Muscle Pain Relief — Improved Athleticism

MORTON'S STOVE • POOL • SPA

Mon – Sat 9 to 6 • Sun 11 to 4 | 8318 E Mill Plain Blvd. Vancouver (360) 944-6010

Safety Upgrades *for* Seniors' Homes

Many seniors want to spend as long as possible residing in the comforts of their own homes. According to AARP's 2021 "Home and Community Preferences Survey," more than three-quarters of U.S. adults age 50 and older prefer living at home. But getting older often comes with certain deficits that may not make current living situations the safest for seniors.



Retirement Living reports that an older person is treated in an emergency room for a fall-related injury nearly once every 10 seconds. Falls cause millions of injuries and 32,000 deaths a year, according to the U.S. Centers for Disease Control and Prevention. Seniors may be affected by low vision, mobility limitations, cognitive decline, balance issues, and loss of muscle strength. Certain adaptations may be necessary if seniors want to stay in their homes, particularly in older homes that have not recently been renovated.

CHANGE KNOBS TO LEVERS

This is an easy modification. Levers are much easier for individuals with arthritis or persons who lack dexterity in their hands. Everything from doorknobs to faucet knobs can be replaced with levers.

CREATE ZERO-THRESHOLD ENTRYWAYS

Zero-threshold entryways, also known as flush entries, do not require crossing a lip or any raised barrier. They can appear on doorways and showers and make it easy for people who have mobility issues, as well as those using scooters, walkers and wheelchairs, to move about unencumbered.

CLEAR CLUTTER/MOVE OBSTRUCTIONS

One inexpensive modification is to remove extraneous furniture and accessories. Such a change widens walking spaces in a room and accommodates walkers and wheelchairs. In addition, furniture can be pushed to the room's perimeter to make moving around easier. It's also important to remove area rugs, as they're often tripping hazards.

INSTALL GRAB RAILS AND SUPPORTS

Minimizing falls could come down to providing support in key rooms of a home. Adding grab rails in the bathroom near the toilet and in the shower can help a person use those facilities without assistance. Install a grab rail close to seating in the kitchen to add support.

CONSIDER SMART LIGHTING

Motion-activated or darkness-activated lighting switches and fixtures can automatically turn on lights, thereby improving visibility. Also, rocker light switches are easier to maneuver than standard toggles.

INVEST IN A STAIRLIFT

Single-story homes are preferable for growing older gracefully, but many seniors live in multi-story homes. A stairlift makes a multi-floor home more accessible, according to Elder, an eldercare service provider. Stairlifts make it easier to traverse staircases and reduce the risk for falls.

These suggestions are just a few of the many home modifications that can help seniors safely age in place.

- Metro Creative

RECENT MARKET ACTIVITY

Presented by:

CCAR Clark County Association of Realtors®

Columbian HOMES

Just Sold!

$749,900

7911 NE 180TH AVE

SOLD BY:
KAREN LANG 360-798-7988
Coldwell Banker Bain

$535,000

1307 SW 2ND AVE

SOLD BY:
NICK HENDERSON 360-773-5294
District Real Estate

$521,000

5312 NE 54TH ST

SOLD BY:
JODI DOBBE 360-606-8684
Imagine Homes Realty, LLC

$1,045,000

1857 NW MARYLAND ST

SOLD BY:
MIDGE DOBBS 360-606-0796
Keller Williams Realty

$850,000

3609 NW ORCHARD CT

SOLD BY:
CHAUNTEL SULLIVAN 360-901-3388
Knipe Realty ERA Powered

$550,000

10318 NE 65TH AVE

SOLD BY:
HEATHER REKUCKI 360-334-0362
Premiere Property Group, LLC

$850,000

13814 NW 55TH AVE

SOLD BY:
TIM MARTINEZ 360-901-9981
Professional Realty Services International, Inc.

$595,000

2111 NE 149TH AVE

SOLD BY:
VONNIE WADDINGTON 503-720-2261
Prune Hill Realty

$630,000

2411 NW 125TH ST

SOLD BY:
SCOTT EVENSON 503-504-7841
RE/MAX Equity Group

$500,000

1912 NW 3RD CT

SOLD BY:
DARRELL BENTON 360-606-0822
Realty Pro West, LLC

$465,000

12014 NE 40TH CIR

SOLD BY:
MELISSA SHATTUCK 360-931-1944
The Hasson Company

$550,000

14112 NE 47TH ST

SOLD BY:
ROD SAGER 360-737-4600
Weichert Realtors, Equity NW

CCAR AFFILIATE SPOTLIGHT

Kiley Home Inspection, LLC
Contact: Ryan Kiley Gausnell, Owner
rgausnell@gmail.com
https://kileyhomeinspection.com/
541-640-1485
1050 W. Lookout Ridge Drive Washougal, WA 98671

Buy or Sell Your Home with Confidence

Whether you're buying or selling a house, or a real estate professional listing a property, you need the assistance of Kiley Home Inspection. We are a professional inspection company in Southwestern Washington that offers inspections, tests, and evaluations for residential properties. From buyer originated inspections to pre-listing inspections, we cover every inch of your property and are always fast, trusted, and accurate.

20 Years of Contractor Experience

Kiley Home Inspection's principal, Ryan Gausnell, has twenty years of experience as a construction contractor. He is not only the owner of Kiley Home Inspection, but is also the owner of Kiley Construction. When he performs an inspection, he brings with him his extensive experience which allows him to identify areas that deserve attention. Accordingly, a buyer can enter into a purchase transaction with his/her eyes wide open and avoid undesirable surprises.

The Original Debra Kaufman — Making Clients for Life

Realtor • 360-608-0689 • Your Washington / Arizona Connection

Licensed in WA at Re/Max Equity Group and in AZ at HomeSmart Scottsdale.
Home Expert, GRI, CNE, CLHMS, CDPE, CRS, Broker, Realtor®

Let's Get Your Home SOLD in 2022

— WASHINGTON GEMS —

$1,320,000

Columbia River View Custom Daylight Ranch

Expansive 4404 SF home. Stunning views! Fresh paint throughout. Spacious great room w/ stone FP, custom lighting, slider to deck w/ panoramic views, gourmet kitchen, marble island & SS appliances. Bayed dining + eat bar. Main floor master w/BA, walk-in shower, pedestal tub. 3 BDs down, one used as wine room. Storage, utility room, spa area w/ sauna, shower & BA. Spacious family room w/ private deck. Drip system installed.

$480,000

Greenbelt Location in Skyview neighborhood

Charming 3 BD, 2 BA home. New flooring in great room, vaulted ceiling, gas FP, ceiling fan, 2 skylights. Dining w/ slider to large deck. Kitchen w/ dark stained cabinets, SS appliances. Large main BD w/ walk-in closet, BA w/ dbl sinks, shower. Add'l 2 BD share hall BA. Utility room. All appliances included. 2 large sheds, fenced yard. Cherry & pear trees. Water feature or pond. Accepting back-up offers.

Call Debra for New May Listings Coming Soon!

— ARIZONA JEWELS —

$510,000

Come Home to Buckeye, Arizona

Great 3 BD, 3 BA home with upgraded tile flooring and designer paint thru out. All stainless appliance package convey with home. Upgraded blinds and drapes. Huge kitchen island for entertaining and storage. Lavish rear yard with pergola and sparkling pool. Close to shopping and commute.

$556,000

Come Home to San Tan Valley, Arizona

Great 4 BD, 3 BA quality built home with triple garage and great storage. Gourmet kitchen with huge island and large walk-in pantry. Stainless appliances with custom cabinets. Huge living room and great room with built-in bar. Upstairs boasts slider to front balcony and roomy bedrooms and bathrooms. Outdoor entertainer's dream with firepit, covered patio, dog run and all new private pool. Great value and neighborhood.

$1,050,000

Come Home to Scottsdale, Arizona

Fantastic gated Scottsdale community. Amazing remodeled luxury home with 4 BD, 3 BA. remodeled master, upgraded paint and flooring. The SS appliances and large island are the perfect addition, along with built-in bar stunning fireplace. The resort-styled rear yard is a peaceful oasis with private pool and impeccable landscaping. If this was your dream home, we can find you another great value.

$515,000

Come Home to Surprise, Arizona

Remember when you dreamed of the perfect ranch home with a pool? This 3 BD, 2 BA home is the one. Amazing upgrades and remarkable floor plan. Functional kitchen, spacious Master with a sitting room. Embrace the romantic setting and stunning pool, the tiled patio and sunshade awning. Tis perfect 10 is a true beauty in fantastic Surprise, Arizona.

www.DebraKaufman.com • Kaufmandebra@hotmail.com

COLDWELL BANKER UNITED BROKERS

Member of Northwest Multiple Listing Service

RMLS™ MULTIPLE LISTING SERVICE

Each office is independently owned and operated.

Paige Abu-Nawwas
971-244-2202

Ron Bertsch
360-606-9565

Joel Blanton
360-954-6500

Bev Brissler
360-921-4742

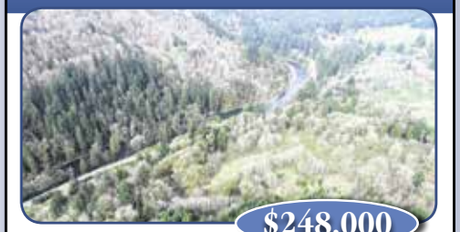
Desirae Burkley
503-943-9640

Michelle Gallichant
503-789-9189

Nick Jolma
360-921-4548

Michelle Kirk
360-672-5475

PEACE AND QUIET!



10 Peaceful acres with a view of Little Kalama River. Come build your dream home and be close to fishing or having fun living in the country. Lots of trees and privacy. If a view, peace and quiet is for you, you're home!

GORGEOUS 2 ACRES!

Enjoy stunning, unobstructed Columbia River and surrounding territorial views! New development at the end of a private drive. Shared well in place, perked & underground power to lots. Reasonable CC&R's, no HOA's. Amazing property to build your dream home.

WONDERFUL RANCH HOME!

Open floor plan with new paint, in and out. New carpet and flooring, new siding and newer roof. 4 BR, 2 BA. 1840 SF. Master with bath and walk-in closet. Covered patio, large 8061 sf lot with fenced back yard. Move in ready!

HUGE POTENTIAL!

For development with Columbia River Views. Possible 3 view homes could be built. 1 shared well. 1500 sf shop. Shop and home of no value. Includes 3 tax parcels totaling 1.54 acres. Zoned R1-15. Off Old Evergreen Hwy. Bring your creativity.

PRIVATE ESTATE - 6.54 ACRES!

Spectacular view of Mt. St. Helens. Recent remodel w/ HW floors & granite. 4 BR, 2.5 BA, 2016 SF. Master w/bath, double closet & balcony. Massive 3-bay 37' deep RV garage, 20x60 RV pad w/hookups, fenced pasture & fruit trees. 2nd stand-alone garage w/finished 576 SF office or ??

LIST WITH US!

It would be our honor to advertise your home in this ad!

Jessica Giffin
541-270-8398

Amy Peterson
360-624-8405

Eileen Phillips
360-326-5906

Cindy Tripp
916-215-7269

Julie Uskoski
360-798-3396

Debbie Walker
360-921-2866

Betty Webberley
360-909-6152

(360)687-3183 | WWW.CBUNITEDBROKERS.COM

REALTY PRO - WEST
14201 NE 20th Ave, Ste B102, VANCOUVER
360.574.1111

REALTY PRO - OREGON
5200 SW Meadows Dr #150, LAKE OSWEGO
503.224.7444

REALTY PRO Inc.
Real Estate Excellence

REALTY PRO - EAST
12000 SE MILL PLAIN BLVD. VANCOUVER
360.882.7000

REALTY PRO - NW
14201 NE 20th Ave, Ste B104, VANCOUVER
360.574.7000

THE LARGEST INDEPENDENT REAL ESTATE COMPANY IN SW WA

EXQUISITE HOME ON 5 ACRES

Call For Pricing

Planned 4BD / 2½BA. 5-acre view property in gated community. Great Room Floor Plan - enormous windows, enjoy the sweeping territorial views from inside & out. Vaulted ceilings, HW floors, quartz counters & all living areas on main. Living room w/built-in & FP. Kitchen w/6 burner stove, island, pantry. Vaulted 14'x17' Master Suite w/soaking tub, walk-in shower & huge WI closet. Just 30min to PDX & Less than 5min to Town & I5

James Kimball
360-901-1000

James.realtypronw.com

SIMPLY IMMACULATE

$875,000

4BD / 2BA 2747±sf. Gorgeous sprawling ranch on large lot. Open concept. Formal living/dining combo w/vaulted ceilings & XL windows. Family/dining/kitchen area. Wood floors, breakfast nook, eat bar, gas cook island, FP, built-in buffet/China cab, granite w/tile backsplash. Huge Owners' Suite w/soak tub & WI closet. Guest bed w/ bath. Immaculately landscaped grounds w/stone floor gazebo, garden beds & great curb appeal.

James Kimball
360-901-1000

James.realtypronw.com

AVAILABLE IN TROUTDALE

$515,000

3BD /3BA /1814±sf Beautiful, well-loved home nestled on nearly a ¼ Acre. Main Level Living! Living Rm, Updated Kitchen, All beds & 2 Baths on Main. Lower-level hosts Family Room w/Fireplace, Open Office & Laundry. Force Air Heat & A/C. HUGE Sun Deck overlooks manicured grounds, Covered Patio. PLUS 2 Car Garage w/ Built-ins & Dream Workshop.

Andrew Orlando, III
360-961-7332

AndrewOrlando.realtypronw.com

AVAILABLE SOON!!

$439,900

3 BD / 2 BA / 1354±sf. The close in get-away spots you've been looking for. Two homes available, each on 5 quiet acres just 10min from town. Enjoy the sounds of nature from open windows or sitting in the yard. Room for shop & gardens. Huge old growth trees w/Abernathy Creek in your back yard. Home site is NOT in flood zone. Cinder block foundations, HW floors, septic, well & electricity.

James Kimball
360-901-1000

James.realtypronw.com

CUTE RANCH ON QUIET CUL-DE-SAC

$429,000

3BD / 1½ BA / 1228±sf Good sized, fully fenced lot near I-5, Shopping, dining, parks & more. Formal living room w/ FP, family room w/slider to rear deck. Kitchen/ dining room combo - All appliances included. Master w/ 1/2 BA. Yard features 2 decks, tool shed & room to store RV/Boat. Buy to live in or invest!

James Kimball
360-901-1000

James.realtypronw.com

HOMES ARE SELLING FAST

Get on the List today!

Looking to buy a Home or Condo in Fairway Village 55+ Golf Community? Homes are selling faster than we can list them. Be among the first to know what's coming on the market. Give me a call today so I can keep you "IN THE KNOW!"

Karl Lemire
360-936-0554

Fairway Village Realty

Fairwayvillagerealty.com