

JANUARY 2024

HomeBook



ColumbianHomes.com



HOME IMPROVEMENT, HOME DÉCOR & REAL ESTATE NEWS

MODERN & STYLISH



Cover Property presented by Erica Rodman

360-281-0768 | Woodland Real Estate

PAGE 5



BYELOTH HERMANSON

Real Estate Broker

C: 360.521.7729

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VANCOUVER 2211 E Mill Plain Blvd Vancouver, WA 98661



\$485,000 3 BR | 2 Bath
1110 NW 22nd Ave
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\$374,900 3 BR | 2.5 Bath
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Here to Home Down Payment Assistance Program for First Time Homebuyers

The Washington State Housing Finance Commission's programs put homeownership within reach for Washington families.

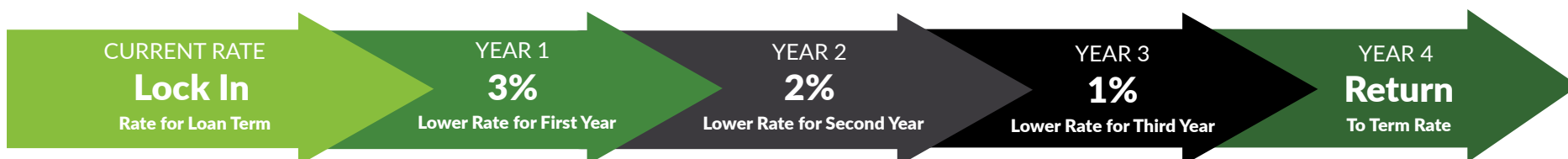
3 Simple Steps:

1. Attend my **FREE homebuyer** education class.
2. Contact **Lloyd White**, a WSHFC-trained loan officer.
3. House-hunt with confidence!

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Rated Top 20 Small Team in WA
(RealTrends 2023)

Active Clark County Market Snapshot

(Information gathered from the RMLS, December 15th, 2023 - Residential Only)

City	Active	Avg. Price	High Price	New Const %	3 Mo Ave Sold \$
Battle Ground	99	\$881,616	\$6.25M	36.4%	\$625,239
Camas	90	\$1,231,213	\$8.0M	34.4%	\$781,175
La Center	41	\$736,667	\$3.0M	53.7%	\$618,837
Ridgefield	161	\$816,605	\$6.5M	76.4%	\$684,359
Vancouver	529	\$671,415	\$6.5M	26.8%	\$532,248
Washougal	107	\$913,475	\$2.4M	53.3%	\$603,281
All Clark Active	1097	\$799,528	\$8.0M	39.1%	-
All Clark Pend.	659	\$704,302	\$15M	42.3%	-
All Clark Sold*	340	\$570,811	\$2.2M	21.5%	\$586,287

*Last 30 Days

Our Latest Listings



602 N Avery Drive
Ridgefield, WA 98642
\$675,000



912 NW 115th Circle
Vancouver, WA 98685
\$550,000



488 Daves View Drive
Kalama, WA 98625
\$1,250,000

SW Washington's British Real Estate Duo

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Sprawling 2-acre Parcel.

CAMAS, WASHINGTON

Livingston Ridge is a private community in Camas, WA, offering breathtaking territorial views of Mount Hood and the picturesque Cascade foothills. This location will feature unique Kingston luxury custom home designs and is ideally situated within the sought-after Camas School District with proximity to downtown Camas, freeways, and PDX Airport.



Experience Luxury and Convenience
in Desirable Ridgefield, WA.

RIDGEFIELD, WASHINGTON

Westhaven in Ridgefield, WA, offers twelve spacious 10,000 - 13,000 SQFT home sites ideally suited for luxurious one-level home designs. Enjoy amenities like shopping, dining, parks, outdoor activities, and the esteemed Ridgefield School District. With quick access to I-5 and I-205 freeways, Westhaven is the perfect place to call home.



Create Your Dream Lifestyle on
Acreage in Camas, WA.

CAMAS, WASHINGTON

Create the lifestyle you've imagined on a spacious 5-acre parcel. Ideally suited for estate-style homes with sprawling outdoor living areas, this prime location offers a tranquil retreat from busy city life while providing easy access to essential amenities. Don't miss this rare opportunity to create your private oasis in a sought-after location.

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HomeBook

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ADVERTISER INDEX

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CONTEMPORARY WITH ADU & RIVER VIEWS!
Enjoy modern living from this light filled BRAND NEW modern style home that captures the essence of Kalama; an ultra-fun Rivertown! Large kitchen w/ expansive quartz counters/island that unfolds to the spacious living room. Light filled Primary suite w/WI closet & tiled shower. 28 x 10 deck to soak in the views. Full ADU w/separate entry. 2+ oversized garage. Large yard for gardening & fun. Turn-key! NWMLS# 2183806. RMLS# 23021417. \$699,000.

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SOLD



Discover . . .

15800 NW FAIR ACRES DRIVE, VANCOUVER

- 5.9+ acres of level land
- 3,020 + square foot home featuring spacious formal and informal living and dining areas
- 4 bedrooms, 3 baths, including a main floor bedroom and bath, plus an office with closet
- Large laundry room with outside entrance
- Attached 3 car garage
- 56 foot x 30 foot shop/ garage building with 3 bays
- Great Fair Acres location

Offered at \$1,200,000

MLS #23163049

SOLD



Treat yourself . . .

2526 NW MARYLAND STREET, CAMAS

- 3,950 + square foot home featuring spacious formal and informal living areas
- 4 bedrooms, 3.5 baths, each bedroom adjoins a bath
- Luxurious, private master suite with fireplace, sitting area, bath and deck
- Main floor office
- Large laundry room
- Attached 3 car garage
- .25 acre lot with fenced back yard

Offered at \$1,050,000

MLS #22366348

Rent to Own terms...

2613 NE 277TH AVENUE, CAMAS

- 2 acres of spacious grounds with room for gardens and play
- 3,770+ square foot home featuring 5 bedrooms and 5 baths on 3 levels, including an attached ADU
- 30 x 60 garage/shop with office, parking bays and work areas
- Paved parking includes room for RVs
- Convenient Fern Prairie location just minutes from downtown Camas and Costco

Offered at \$950,000

MLS #23694228



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 \$950,000

MLS #21240499

SOLD



Delight yourself...

26319 NE 16TH STREET, CAMAS

- 2.1 level to gentle sloping acres with yard, garden and pasture
- 2,800 square foot home featuring main level owners suite and guest studio over garage
- 4 bedrooms, 3 baths
- Great room with fireplace
- Attached double garage
- 24 x 36 shop with 2 vehicle bays plus shop area
- Convenient Fern Prairie location

Offered at \$925,000

MLS #23507410

SOLD



PUT AWAY YOUR TOOLS . . .

10411 NE 68TH AVENUE, VANCOUVER

- 2,040+ square foot, 2 story home built in 2010
- 3 bedrooms, 2.5 baths including a spacious owner's suite with soaking tub, shower, and walk in closet
- Main floor office with closet right off the entry
- Great room living with gas fireplace
- Island kitchen with pantry, perfect for entertaining
- Fenced back yard
- Great neighborhood close to shopping

Offered at \$525,000

MLS #23329588

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SLEEK, MODERN & MOVE-IN READY!

Open floor plan w/ big kitchen w/ quartz cntrs & SS appliances (included!). Dining area w/ sliding door to back patio! Spacious Primary suite features quartz cntrs in the bath. All bedrooms are upstairs + laundry room. Half bath on main. Zero-on grade entry from the garage. BUY Now, Seller will help w/buy down! ML# 23319990.



\$1,180,000

COVETED RIDGEFIELD LOCATION!

Captivating 1 level home. Open kitchen w/granite counters, custom cabs, SS appls & HW flrs that flow into dining area & living rm. Outdoor patio w/ stone FP. Primary Suite w/HW floors, WI closet & tiled bath w/soaker tub. Gated entry, fully fenced w/rolling pasture! 1800 SF shop + 1200 SF addtl covered parking + office w/bath. 3.5 miles to Rosauers grocery store, quick access to both I5 & dntown shops/restaurants. ML# 23535835.



\$359,000

COUNTRY FIXER ON FLAT ACREAGE!

Manufactured home, elevated over partially finished lower level, some walls and wiring installed. Additional out buildings. Acreage is flat w/seasonal pond, would work great as horse property. Being sold as is. Seller intends to do a 1031 exchange. ML# 23255475.



\$435,000

3/4 ACRE ACROSS FROM HORSESHOE LAKE!

2 living rooms, spacious kitchen w/newer SS appliances, dining room that accesses the fabulous covered deck, Primary suite w/bath. Oversized detached 2 car garage w/ storage. Fenced yard, tons of room to garden. Great location for a farm-stand! Loads of parking plus space for your RV & toys. Property is dividable. ML# 23274958.



\$250,000

PRICE REDUCED \$75,000!

Two manufactured homes on a LARGE lot with covered parking near OLD TOWN Woodland. 3 small outbuildings, large carport and lots of parking space in back. Zoning is I-2 Heavy Industrial and planned development may provide future opportunities. Own your own lot and manufactured home and save the high fees RV Parks charge? ML# 23627314.



\$550,000

COMMERCIAL OPPORTUNITY!

Great hwy visibility and most commercial uses allowed. 1.27 Acre lot Zoned (C-2) Highway Commercial allows most C-1 central business district uses. Short distance to restaurants, groceries, gas, etc. Easy access to I-5 exits 21 and 22. City utilities are on the property. Older 3 home was rental - use for offices or possibly a security caretaker. Great visibility from I-503. Uses are nearly unlimited! ML# 23215899.

The Financing Options

It's never been easier to track your credit. The scores are just one click away through various online sources.

You can also quickly access details on your debt ratio, investments and savings. These combined figures can help potential buyers decide if they are in a position to get into the market, and even what price range they can afford. What it can't tell you is which loan is right for you. It's best to talk to a trusted financial advisor. Here's a look at some of the options to discuss:

GETTING STARTED

Lenders create specially customized plans based on your individual income, debt, credit score and proposed down payment. You'll need to have that information in hand before scheduling a meeting that begins the real estate loan process. Lenders will also ask for income information from the last two years, as well as tax informa-

tion, and asset and debt verification. The lender will then run a new credit check to confirm your eligibility to buy.

CONVENTIONAL OPTIONS

The most common loan products are simply called conventional loans. They're available for buyers who can contribute 20% of the property value or more as a down payment. These loans are usually over a 30-year timeframe, though some have shorter timelines for those who qualify. Potential buyers who don't have 20% in ready cash for a down payment may still qualify for conventional loans, but will have to add private mortgage insurance for a period of time until reaching a certain equity threshold.

VETERANS ADMINISTRATION

Those who have served in the military or are currently serving, as well as military spouses, are eligible for home loans through the U.S. Department of Veterans Affairs. These loans are guaranteed by the federal government, and typically boast lower interest rates as an additional benefit. VA loans typically have lower down payment thresholds, and private mortgage insurance isn't required. Some don't require any down payment.



FEDERAL HOUSING ADMINISTRATION

Federal Housing Administration program mortgages are designed for buyers with less savings and lower credit scores. The federal government also regulates and insures these loans. Borrowers are still required to meet certain income levels, but FHA loans require a much lower down payment. That makes it easier for people to make their dream of homeownership come true.

rowers are still required to meet certain income levels, but FHA loans require a much lower down payment. That makes it easier for people to make their dream of homeownership come true.

-Green Shoot Media



4.75% PERMANENT RATE BUY DOWN!*

*Pre-sale rate as of Monday, December 18 and subject to change based on market conditions. Not an offer to lend nor credit offered, must use preferred lender and qualify. Call for details.



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- Ridgefield School District
- Close to Mt. Vista area
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LET'S GET YOUR HOME SOLD IN 2024!

— WASHINGTON GEMS —

SOLD

\$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.



\$515,000

Great Heights location.

4 Bedrooms, two story Cape Cod with cool retro basement. All newer kitchen with large island and stainless appliances. Large lot with spacious 2 car detached garage. Location is a plus, with easy freeway access. Newer gas forced Air. Other cool features include original hardwood floors and retro wood doors make this charmer a must see.



\$403,000

**Welcome home to Whipple Creek,
Townhome Styled Condominiums.**

Enjoy the very private location, yet close to shopping, dining and freeways. This 3 bedroom, 3 bath unit boasts hardwood floors, fresh interior paint, stylish light fixtures, built-in features, two suites upstairs with private baths, both with walk-in closets. One bedroom downstairs with built-in Murphy bed. Tall profile kitchen with appliances and Butlers bar. Open great room with soaring ceiling, fireplace and ceiling fan. Newer slider to wonderful entertainment deck and nature. Won't last long.

— ARIZONA JEWELS —



\$415,000

Come Home to Scottsdale, AZ

2 Bed, 2 Bath, fully furnished! Great newer remodel. Full great room opening to kitchen and dining. Full slider to main floor patio. Awesome location for 2nd home or investment. Call Debra for more information.

**SOLD**

\$529,900

Come Home to Phoenix, Arizona

"New in Phoenix" Great Golf Course Community, 3 Bedroom 2 bath with Sparkling Pool and Great Floor Plan. Upgrades include, Vaulted Ceilings, Granite, Stainless Appliances, Stone and Porcelain Tile. Updated Primarily bath and Owner Suite Bath are Spa Like. Outdoor entertainment Boasts Bar, Barbecue, Firepit and Waterfall.

**SOLD**

\$825,000

Come Home to Peoria, AZ

Great Cul-de-sac location. 6-bedroom, 4 bath home all on one level. Spacious Floorplan, beautiful Street appeal. Located Close to Freeway Commute to Phoenix. Modern kitchen with upgraded appliances. Tile and Carpet Floors, Flood Irrigation, Volleyball Court. Sparkling Pool with Waterfall, and Firepit Area. Just Amazing.

**PENDING**

\$960,000

Come Home to Great Scottsdale, AZ

Awesome 4-bedroom with 3.5 Baths. Beautifully remodeled, Charming Front patio, Great Bonus Room and split floorplan. private rear Yard with Hot Tub. Modern Kitchen, Wood Floors 2016 & A/C and Heating. Located in an established Community with mature plantings and near Old Town.



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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.

As we put away another holiday season and look towards the new year, one of the items that you may be tucking away is a creepy little dude that is moved around nightly to keep an eye on children for Santa. I have nothing against the Elf. For the many people who invite him/her into their home to keep an eye on their kids for the Big Guy, kudos to you for coming up with new and inventive ways to engage the little stalker. In real estate though, we have our own version of the little guy.

Do you remember that phrase, 'Big Brother is Always Watching'? Nowhere is this truer than in real estate. We live in the age of smart homes, wired with Xfinity, Ring cameras....and Alexa. That chick is always listening.

In the past when I showed a home to a buyer client, we would talk about the home and the pros/cons while walking around. We would even *gasp* sit down at a kitchen table to write up an offer. Of course, that was 'then'.

Now, however, I always remind my buyer clients to wait to talk about the pros/cons of a home, their financial situation, or any offer they want to make until after we are out of the house. In fact, until we are away from the front door. Why? Because, in our day and age, there is a very good chance that someone is watching or listening to you.

When I am talking with a seller client about listing their home, I like to take a little extra time on page 4, section 18 of the listing contract. In this particular case, line (d) Seller acknowledges that is a violation of RCW 9.73.030 to intercept or record conversations of persons in the property without first obtaining their consent. This means the seller cannot record conversations, or people, in their home. But what about intercepting? This is where it gets a little more complicated.

Not too long ago, I had a very desirable listing. My client had cameras all around and in the home. On the listing, I stated that 'cameras are on'. This is/was a notice to the buyers REALTORS® and their buyers that there are cameras in/around the home, and they are active. By entering the home with that knowledge, consent is given. Quite a few listings have cameras, or Rings, or Xfinity installed. It is better to error on the side of caution and assume that someone may be listening.

As a buyer, you need to be AWARE!

* Ask your REALTOR® if there were any special remarks or comments in the listing.

* Pick up a flyer if there is one. Sometimes there is information on the flyer that is helpful to you as the buyer.

* Stay with your REALTOR®! I know it is difficult because often you are on a timeline for showings, but stay with him/her while they show you the home. That REALTOR® is responsible for you during your time in the sellers home.

* If the seller asks you to take your shoes off during a showing, please take them off, or wear the booties often provided. I always tell my buyer clients to wear easy on/off shoes for showings.

* Appointments are often required for showings, even for vacant homes. Many times, it is a 24-hour notice. We know you are excited to see homes, but there is nothing worse than showing up to see a home and 3-6 Realtors are there with their clients as well. We set appointments so everyone has a designated time to see the home. This also means your Realtor has to keep you on task. This can be difficult when you see a home you like, since you want to spend more time in the home.

* Ask questions. Sometimes, your REALTOR® knows the answer, and sometimes it needs to be asked of the sellers through their REALTOR®. Most REALTORS® try to cover all possible questions that could come up.

* It is okay to open cupboards or pantry doors. It is okay to look at storage. It is okay to look at the stove/oven, dishwasher, or built-in microwave. It is NEVER okay to open someone's private dressers or armoires. Rule of thumb...if it doesn't stay with the home, don't open it.

* If you feel the need to talk about the home, only say positive things. It goes without saying, but please do NOT comment negatively on the price of the home, the decorating, the personal effects in the home, the colors, the pictures, or the opinions (whatever they may be) that are reflected in the home by the current homeowners.

* Never talk about your financial or personal situation, or offer strategy, in someone's home where they may be listening.

As always, "may the odds ever be in your favor"! I am here for any questions, and always available to help you with your next Home Adventure. Whether you are buying, or selling... I got you! I appreciate you, and your referrals, more than words can express. Thank you!



January Home Buyer Classes:

VIRTUAL CLASSES THROUGH ZOOM

email to sign up - traciedemars@aol.com

Thursday 1/18 5:30pm-7:30pm

Saturday 1/20 10am-12pm

IN PERSON CLASSES

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

Saturday 1/6 9am-12pm

January Home Seller Class:

VIRTUAL CLASSES THROUGH ZOOM

email to sign up - traciedemars@aol.com

Saturday 1/20 1pm-2:30pm

IN PERSON CLASSES

Firstenberg Community Center
 700 NE 136th Ave. Vancouver WA

Thursday 1/4 5pm-7:30pm

Saturday 1/27 9am-11:30am

**If this date does not work for you, please email traciedemars@aol.com, or sean.demars@comcast.net, to set up a day/time that does.

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I devote myself to serving the needs of my clients at the highest level possible. What I do is not just a transaction, but a relationship. You can relax knowing that I will be there for you throughout the entire process of selling or buying your home. Give me a call anytime!

COME BUILD YOUR DREAM HOME!



SALE PENDING

\$129,900

2 Peaceful acres with view of Little Kalama River. Close to fishing or having fun in the country. If a view and peace & quiet is for you, this is the place. Additional 16 acres for sale also. No CC&R's.

BEAUTIFUL VALLEY VIEWS!



\$400,000

Excellent home site with utilities and impact fees paid. Well and Septic already there. Minutes from downtown Battle Ground. Manufactured home, little to no value. 4.39 acres with RV parking on private road.

RIVER FRONT OPPORTUNITY!



\$398,880

18 acres. There's an old quarry on the property, so you have access to use your own rock to build roads for your future dream home. Indian Creek runs on one side of property. Kalama River across the road. It is sub-dividable. Very peaceful setting!

HUGE POTENTIAL!



\$2,900,000

18.43 acres of land currently in Ag status and bordering the UGB, but with Industrial Overlay planned for future evaluation, approx. 2024. Residence is of little or no value. However, it does provide steady income, with good rental history. Across I-5 from Ilani Casino Complex.

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UNDER \$200 SQ.FT.



Craig Cusick
503-819-5766

\$549,900

2758±sf / 4BD / 3BA. Stunning 2 story home in highly sought-after Meriwether neighborhood. All bedrooms upstairs, big loft, & a main floor bathroom. Newer laminate floors, granite counters, fresh interior paint. High ceilings & quality finishes thru-out. Primary Bedroom, huge walk-in closet, soak tub, shwr & dual vanity. Covered outdoor living space. Community has a private pool, park, & clubhouse with a gym.

CraigCusick.realtypronw.com

WONDERFUL NEIGHBORHOOD



Craig Cusick
503-819-5766

\$525,000

1520±sf / 3BD / 2BA. Come home to this beautiful, updated ranch. 2yo roof, newer carpet, light & bright kitchen, wainscoting, fresh interior paint. This home has a pellet stove, wood stove, & a forced air mini split heating/cooling system. Gorgeous landscaping. Covered RV/Boat parking. A great deck to enjoy the yard. All this, and a wonderful neighborhood to live in.

CraigCusick.realtypronw.com

BRIGHT & SPACIOUS



Staci Uhey
360-281-6720

\$524,900

1670±sf / 3BD / 2 BA. XL Windows & 12' Ceilings allow plenty of natural light & an open, airy feel to the home. Popular open concept, creating a seamless flow between kitchen, dining & living areas. Updated Kitchen. Primary bedroom on main floor is a retreat w/WI shower & closet. 2 Upper Beds w/ Jack & Jill Bath; This layout is perfect for any household member or guest...provides privacy & functionality.

StaciUhey.realtypronw.com

STUNNING END-UNIT



James Kimball
360-901-1000

\$500,000

2137±sf / 3BD / 2½BA. Luxury Condo close to Royal Oaks Country Club & Vancouver Mall. 2 Primary suites - 1 on main & 1 w/FP! Marble floors/stairs, copper inlays. Kitchen w/sub-zero fridge, dual-elec/gas stove-top, dbl convection ovens, custom cabinets & eat bar! Fml Dining. Family rm/loft w/ built-ins, 3rd bedroom w/FP, skylights. Owner's Suite w/ jetted tub, cedar WI-closet, dbl marble shower. Too much to list! Gated HOA features pool, clubhouse & sports courts.

JamesKimball.realtypronw.com

GROUND LEVEL @ COLUMBIA SHORES



James Kimball
360-901-1000

\$385,000

796±sf / 1BD / 1BA. Enjoy Beach, Boardwalk along Columbia River to Waterfront/Downtown area. GROUND LEVEL CONDO. REMODELED in 2020. Light, bright & modernized! Tile floors, glass & barn doors...make this unit feel larger than it is. Open concept, gas FP, pass thru kitchen, & much more. Dedicated parking & storage room. Pool, weight room, clubhouse + Columbia River trails, shopping, dining & recreation.

JamesKimball.realtypronw.com

10,454±SF LOT IN RIDGEFIELD



Staci Uhey
360-281-6720

\$250,000

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