

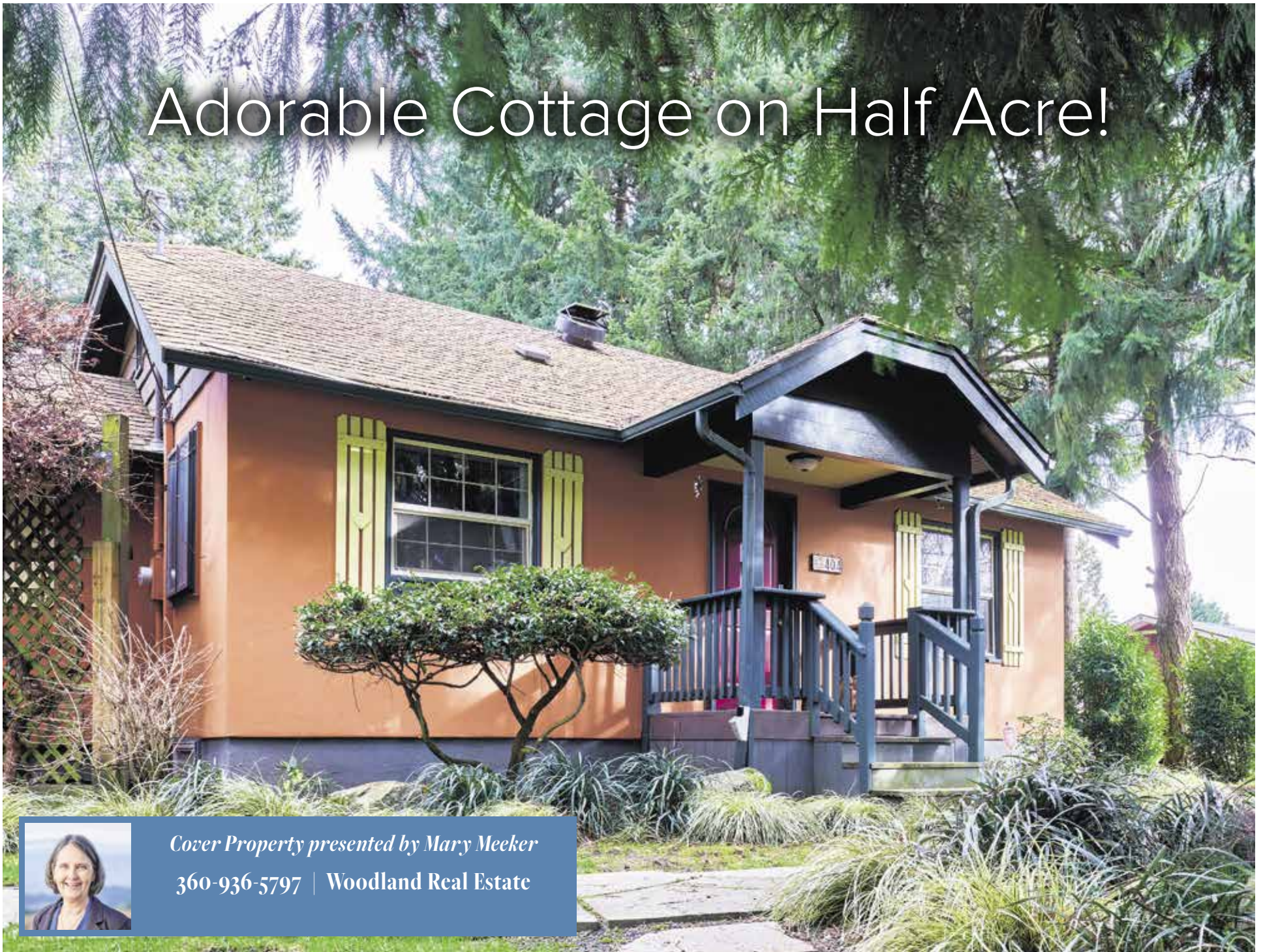
MARCH 2024

HomeBook

 ColumbianHomes.com

 HOME IMPROVEMENT, HOME DÉCOR & REAL ESTATE NEWS

Adorable Cottage on Half Acre!



Cover Property presented by Mary Meeker
360-936-5797 | Woodland Real Estate

RECENT MARKET ACTIVITY

Presented by:



Just Sold!



\$375,000

7311 NE 62ND ST

SOLD BY:
MARY BOAL 360-953-3860

Cascadia NW Real Estate



\$390,000

3216 E 29TH ST

SOLD BY:
LAURA DUNCAN 360-600-3243

Columbia River Realty ERA Powered



\$479,950

4129 NE 136TH AVE

SOLD BY:
RANDY BACON 360-241-0568

eXp Realty LLC



\$440,000

14213 NE 81ST ST

SOLD BY:
JEREMY MILLER 360-436-6220

Kelly Right Real Estate Vancouver



\$435,000

3801 NE 99TH AVE

SOLD BY:
CHRISTY BUCHANAN 360-904-0543

Knipe Realty ERA Powered



\$450,000

3314 S 2ND WAY

SOLD BY:
RYAN MACKIN 503-621-2995

Legions Realty



\$1,286,000

14216 NE 76TH AVE

SOLD BY:
RUSS KALANTARIAN 360-281-0896

MORE Realty, Inc



\$470,000

834 TULIP LN

SOLD BY:
JOHN HANSEN 360-921-2473

Pacific Lifestyle Homes



\$455,000

3505 NE 96TH ST

SOLD BY:
TERRY WOLLAM 360-904-8671

RE/MAX Equity Group



\$590,000

2109 NW 141ST ST

SOLD BY:
KAT TARR 360-784-1238

Windermere Northwest Living



\$890,000

1329 NW BENTON ST

SOLD BY:
SCOTT REEBURGH 360-601-7596

Windermere/Crest Realty Co



\$487,500

642 LOOWIT LN

SOLD BY:
ERICA L RODMAN 360-281-0768

Woodland Real Estate

CCAR AFFILIATE SPOTLIGHT



In Vancouver, we like to keep our options open. We're a little bit Washington and a little bit Portland, OR. We're one part backcountry,

and one part low-key city. But one thing we're 100% on at WFG is making the home buying and selling process safe and stress-free. WFG provides you with all the tools you need for the best real estate experience possible. WFG's MyHome makes it easy to access all your closing documents in one secure, online location, receive real-time updates on your transaction, and track your progress to the final dotted line. Plus, we help to protect your investment with industry-leading security and wire fraud prevention. Your real estate purchase or sale is in good hands with WFG.



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jhyde@wfgtitle.com

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C: 360.521.7729

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kw
KELLERWILLIAMS.



\$459,900 4 BR | 2 Bath
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Vancouver, WA. 98665



\$425,000 3 BR | 1 Bath
5720 NE 131st Pl
Vancouver, WA. 98682



\$360,000 2 BR | 2 Bath
2615 NE 53rd St
Vancouver, WA. 98663



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.

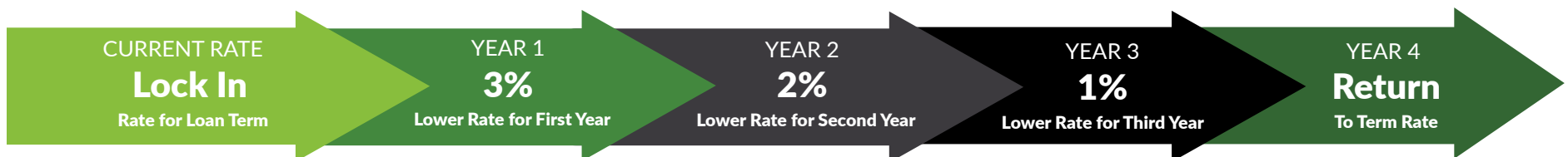
3 Simple Steps:

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

Contact **US** for more details and see if you qualify!

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The logo consists of a large, stylized 'R' in a light green color, followed by a large, white 'H'.

KINGSTON HOMES

The logo features a large, stylized 'W' in a gold color, followed by the word 'ESTHAVEN' in white, spaced-out capital letters.

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Introducing Westhaven, a new luxury home community in Salmon Creek, WA.
This exclusive cul-de-sac community features twelve spacious lots, up to 13,000sqft.
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around Clark County at kingstonhomesllc.com*

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HomeBook

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March 2024/VOLUME 39 NO. 3

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The Columbian

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

COVER HOME

WELL MAINTAINED COTTAGE 1/2 ACRE LOT!

From the inviting front porch to the backyard this property has been meticulously cared for with many improvements. Custom paint, new carpet, updated bathroom, primary suite with walk-in closet and slider to large deck. Large, fenced yard, garden shed, wonderful water feature and sprinkler system. Many lovely trees in back yard including fruit trees. Detached garage has usable loft space. Covered deck and flagstone patio. Updated electrical and plumbing. ML# 2201090. \$450,000.

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\$699,000

CUSTOM LOG HOME NOW UNDER CONSTRUCTION!

Outside the Gifford Pinchot Nat'l Forest! Using a sustainable building approach with refurbished logs this cabin demonstrates exemplary craftsmanship. Loads of windows, large great rm, wood burning stove, 2 primary suites, open kitchen, covered patio. Buy now and pick your finishes! Epic secluded setting w/views of the Lewis River; + 202' of Lewis River frontage! ML# 230111108.



\$684,900

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.



\$1,065,000

GREAT RIDGEFIELD HOME W/ HUGE SHOP

Beautifully laid out, granite counters, HW floors, Primary suite w/WI closet & gorgeous tiled bath w/soaker tub! Combo kitchen, living & dining area that leads to outdoor patio w/stone FP. Gated entry & fully fenced. Huge shop w/ 4 bays + office/guest quarters w/bath. Easy access to both the North & Main Ridgefield exits, all the while in an unsurpassed rural setting on 3.4 AC. RMLS# 23535835. NWMLS# 2174277.



\$450,000

WELL MAINTAINED BUNGALOW

Home has been meticulously cared for with many improvements on a big ½ acre lot. Custom paint, new carpet, updated bathroom, primary suite w/walk-in closet and slider to deck. Fenced yard garden shed, wonderful water feature, sprinkler system. Covered deck and flagstone patio. ML# 24393282.



\$170,000

LOVELY TERRITORIAL VIEWS!

Build your home a short 7 miles from town and 2 miles from Lake Merwin, the gateway to recreational paradise. Lots are build ready with perc approved, shared well and power at the road. Lovely views of the Lewis River Valley. There are three 2+ acre lots available starting at \$170,000. ML# 22166266



\$399,000

WONDERFUL OFF-GRID SITE

Gateway to Merrill Lake, DNR and Gifford Pinchot Nat'l Forest recreation areas. private retreat, off-grid home or cabin. Views of pristine Merrill Lake, Cascade foothills and surrounding forestlands. Heavily rocked road into the site with several potential cabin or camping sites. Ideal homebase for hunting, horseback riding and camping in this easily accessible area. Call for an appointment. ML# 23493575.

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Mike Lamb

360-921-1397

www.MikeLamb.info

Mike@MikeLamb.info



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



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



Enjoy . . .

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



Delight yourself

17146 SE 23RD DRIVE #45, VANCOUVER

- 1,670+ square foot townhome condo
- 3 bedrooms, 2.5 baths including a main floor owner's suite
- Vaulted living room with fireplace
- Spacious country kitchen with pantry, dining, and patio
- Main floor laundry room
- Attached extra deep 2 car garage
- Convenient Fishers Landing location

Offered at \$425,000

MLS #23546601

Rated Top 20 Small Team in WA
(RealTrends 2023)

Active Clark County Market Snapshot

(Information gathered from the RMLS, February 14th 2024 - Residential Only)

City	Properties	Avg. Price	High Price	New Const %	3 Mo Ave Sold \$
Battle Ground	106	\$807,220	\$6.25M	45.3%	\$607,860
Camas	64	\$1,192,182	\$4.3M	37.5%	\$732,377
La Center	34	\$744,390	\$2.8M	58.8%	\$573,377
Ridgefield	161	\$856,358	\$5.9M	78.9%	\$692,124
Vancouver	425	\$670,231	\$3.99M	36.0%	\$530,631
Washougal	85	\$972,052	\$3.90M	60.0%	\$678,312
All Clark Active	931	\$799,193	\$6.25M	47.3%	-
All Clark Pend.	775	\$692,502	\$6.5M	42.7%	-
All Clark Sold*	303	\$576,118	\$1.7M	21.5%	\$579,461

*Last 30 Days

Our Latest Listings



1917 NW Tanner Court
Camas, WA 98607
\$1,300,000



4323 SE 179th Court
Vancouver, WA 98683
\$575,000

SW Washington's British Real Estate Duo

Leigh Calvert
360-909-5371

Harvey Coker
971-409-8399

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\$1,100,000



Kelly Daniels

360.606.2606 | RMLS# 24338741
21812 NE 87th Ave | Battleground, WA



\$440,000



Sandy Scott

360.608.6166 | RMLS# 23021282
209 Yelton Dr | Longview, WA



\$780,000



Shawn Golding

360.216.3835 | RMLS# 24250662
5800 NE 129th St | Vancouver, WA



\$425,000



Mike Lamb

360.921.1397 | RMLS# 23546601
17146 SE 23rd Dr #45 | Vancouver, WA



\$935,000



Deborah Blom

360.977.8328 | RMLS# 24225485
3609 NE 172nd Ave | Vancouver, WA



\$3,499,000



Brianna Brooks

360.903.1183 | RMLS# 23417390
22203 NE 128th Cir | Brush Prairie, WA



\$585,000



Gina Salt

360.771.0205 | RMLS# 23339666
845 W U St | Washougal, WA



\$297,500



Taylor Anderson

360.910.1979 | RMLS# 24600777
0 NE 14th Ave | Camas, WA



\$799,900



Marc Nelson

360.600.3026 | RMLS# 23261005
10715 NE 84th St | Vancouver, WA



\$1,464,900



Scott Combs

360.904.2966 | RMLS# 23220227
1693 NW Goodwin St | Camas, WA



\$799,000



Cyndi Ridenhour

360.521.9887 | RMLS# 24574972
72 Bluff Rd | Kelso, WA



\$580,000



Klicia Thompson

360.852.7900 | RMLS# 24513680
12309 NW 11th Ct | Vancouver, WA



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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.

In the past few months, I have seen a lot of social media posts and discussions about down payments and loans and what someone needs to buy a home.

In 19 years of real estate I can tell you that not many people have a 20% down payment... at least not for their first home. When they sell their first home for their next 'move up' home, they usually do, but still not always even then. Sometimes they have 20% (or more), but still go with a FHA loan. Everyone's home adventure follows a different path. You can't judge yours, or theirs.... because there is no one path for everyone.

You absolutely do NOT need that! I mean... it would be nice... but it would also be nice to be a size 5 again. LOL... some things just aren't going to happen, and for many people, having that much money in savings is like fitting into your High School jeans again.

There are a lot of options for buyers, and many people buy a home with less money than it takes to get into a new rental.

Will it be your 'dream home'? Well, most likely not, but it is a start. It is better to start somewhere and start working towards your dream home than to be stuck in the rental cycle.

I always tell people that my favorite thing about owning my own home is that if I feel like getting crazy and painting a wall ... I can. I want to bring home 'another' cat? I can. (just don't tell the hubby!) If my kid 'accidentally' throws the ball that she isn't supposed to and it hits the candelabra into the wall and puts a hole into it... well, I am not freaking out about a landlord!

Having a downpayment (any downpayment) is terrific and if you do, then kudos to you! It is hard to save with family & kids. You do not need 20% down! Having any money to put down really is an accomplishment, but if you DON'T have any... don't feel like you let yourself down... a lot of people don't, and they buy homes ALL the time using the down payment assistance loans & programs, or one of the other 100% loan options.

VA loan, if you have the option to use it, is a fantastic 100% loan and affordable option for buyers.

SDA/RD loan is also a 100% loan option, but it is location-specific and has limits on what type of home you can buy.... also, there needs to be funding available for that program. It does run out of money sometimes.

Conventional loans are great with pros & cons. You can go as low as 3%-5% on the downpayment, and there are mortgage insurance options, but the interest rate is credit-driven and mortgage insurance isn't automatic.

Buying a home is a HUGE thing, and it is stressful.... and there is a lot of misinformation out there which makes it feel harder.

I don't care what the radio tells you... you can not buy a home with zero money out of pocket. You just can not.

You will need money for earnest money.... it can be as little as \$1,000, but the more expensive the home you are buying, the more you have the better. I always tell buyers... between \$1,000-\$2,000 is

good. This is your good faith deposit. It is refundable IF you back out with a LEGAL reason (this is gone over in the home buyer classes). At closing, this money will go towards your closing costs or down payment... or depending on your loan type, you might even get it back.

You will need money for a home inspection. This is about \$600 and it is a non-refundable fee as you are hiring someone to check out your home... like hiring a mechanic to check out the car you want to buy. I do encourage a sewer scope and a radon test. This can add another \$200-\$300 to the inspection costs, but it is worth it.

The other fee you need is the Appraisal fee. This is another \$600-\$800. It is another non-refundable fee.

The inspection is for you. You and your Realtor will be at the inspection (or should be), and only you guys will see the report. You hire the inspector. The appraisal is for the bank. The bank will only lend you either the purchase price or the appraisal amount... whichever is less. The bank is hiring someone to come out to assess value. They are not an inspection.

So, if you have \$3,000... you have enough money to buy a home.

Every loan program is different and has different credit requirements. Not every lender can offer the same programs or loans.and not every home will be financed with certain loan programs. For example, you can't use FHA, or conventional loans to buy a manufactured home in a park. Those aren't considered real estate because the land isn't owned. It is more like a personal loan. If the land is owned, then it is a different story, but the manufactured home has to fit in the 'box' of what is allowed for that loan type.

Do NOT be discouraged!

Buying a home now is what will help you with your next home down the road. If you are thinking about buying your FIRST home, please remember that this is your FIRST HOME... it won't be your last. This is the place where you start building equity and putting money away for your future. When we bought our first home... it was tight, but we made it work. When we sold that home, we used our equity for our current home. I could not afford to buy my current home today... if it wasn't for the equity we built up in that first home that we used to buy this home.

I can not stress this enough... TAKE A HOME BUYER EDUCATION CLASS! They are free & non-promotional. You can take it online through Zoom, or at the Marshall Community Center. The website is www.LearningToBuyAHome.com.

There were a LOT of changes in the real estate & lending world this year... and some new paperwork that didn't use to be required, but as of 1/1/24, is required now. Real estate & lending is all about paperwork, so before you sign anything, you better know the pros & cons of what you are signing.



March Home Buyer Classes:

VIRTUAL CLASSES THROUGH ZOOM

email to sign up - traciedemars@aol.com

Saturday 3/9 10am-12pm

Monday 3/18 5:30pm - 7:30pm

IN PERSON CLASSES

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

Saturday 2/3 10am-1pm

Tuesday 2/20 5pm -8pm

March Home Seller Class:

VIRTUAL CLASSES THROUGH ZOOM

email to sign up - traciedemars@aol.com

Saturday 3/9 1pm-3pm

IN PERSON CLASSES

Firstenberg Community Center
700 NE 136th Ave. Vancouver WA

Monday 3/4 5pm-8pm

Saturday 3/23 9am-12pm

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

*The Rosehill Farmhouse*1,876 Sq Ft | 3BR, 2.5BA | MLS 24434043
821 NW 175th Way | Lot 252**Offered at: \$559,950****4.75% PERMANENT RATE BUY DOWN!***

*Rate as of Friday, February 16, 2024 and subject to change based on current market conditions. Not an offer to lend nor credit offered, must use preferred lender and qualify. Call for details.

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- Close to Mt. Vista area
- Two minutes to I-5
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Michelle Gallichant
503-789-9189

JULIE USKOSKI 360-798-3396!



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!

PERFECT FOR ENTERTAINING!



Large 5 BR, 3.5 BA, 2977 home. Primary suite on each level. Large kitchen with SS appl & eating area open to family room with gas fireplace. Separate living & dining room. Fenced backyard with 33x10 covered patio & play structure.

CREEKSIDE ESTATES ~ 55+ PARK!



New paint, newer soaking tub in owner's suite. All new floors. Open living with vaulted ceilings. Main bath has easy access shower. 3 BR, 2 BA, 1404 sf. Detached garage with 220. Community pool, gym, library & card room.

HUGE POTENTIAL!



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.

NICK JOLMA 360-921-4548!



In my 18 years in real estate, I've developed the knowledge and skills necessary to help my clients navigate a complicated housing market. I pride myself on my ability to help clients achieve their home buying and selling goals on time and on budget. Helping you from start to finish.

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James Kimball
360-901-1000

PLANNED 4BD / 2½BA. 5ac view property in gated community. Great Room Floor Plan - enormous windows to enjoy sweeping territorial views from inside & out. Vaulted ceilings, HW floors, Quartz counters & all living areas on Main level. 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 walk-in closet. Much more. Just 30min to PDX & less than 5min to Town & I5. ALSO AVAILABLE AS LOT ALONE - \$379,900.

JamesKimball.realtypronw.com



STUNNING END-UNIT

\$500,000



James Kimball
360-901-1000

2137±sf / 3BD / 2½BA. Luxury Condo close to Royal Oaks Country Club & Vancouver Mall. 2 Primary suites - 1 on main & 1 up, both w/FP! Marble floors/stairs, copper inlays. Kitchen w/sub-zero fridge, elec/gas stovetop, dbl convection ovens, custom cabinets & eat bar! Fml Dining rm. Family rm/loft w/built-ins, 3rd BD up; Skylights. Owner's Suite w/FP, 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

\$385,000



James Kimball
360-901-1000

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



FREE TOURS - W/ A RESIDENT SAT/SUN 11-2PM | FAIRWAY VILLAGE | ONE OF THE REGION'S PREMIERE RETIREMENT COMMUNITIES



Karl Lemire 360-936-0554
Clubhouse Resale Office
15509 SE Fernwood Dr
Vancouver WA 98683
Fairwayvillagerealty.com



SO MUCH TO DO HERE!

- Pool
- Gym
- Library
- Planned Activities
- Art Studio
- Ballroom
- Events
- Billiards
- Trails
- Golf
- Meeting Rooms



Homes & Condominiums in Fairway Village are selling FAST!!! Don't wait ... Contact us today to get on our exclusive waiting list for your perfect home! Whether you are looking for a home with a Golf Course View or you want more privacy, a Ground or Upper-Level condo, we typically know what's coming on the market before the general public... Be IN-THE-KNOW! Contact KARL TODAY! 360-936-0554 or 360-816-4455



GRANITE HOME LOANS
A Division of American Pacific Mortgage Corporation NMLS 1059

Shelley Foss 360.314.8522
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Matt Peebles 360.606.6100
Loan Officer - NMLS#42418

Tearie Patterson 360.607.7812
Loan Officer - NMLS#2155470

3200 SE 164Ave Suite 214, Vancouver, WA, 98684, Branch NMLS 1804038

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