

APRIL 2024

# HomeBook



ColumbianHomes.com



HOME IMPROVEMENT, HOME DÉCOR & REAL ESTATE NEWS

VIEWS, VIEWS, VIEWS!



Cover Property presented by Erica Rodman  
360-281-0768 | Woodland Real Estate  
PAGE 5



*Home of Vancouver's*

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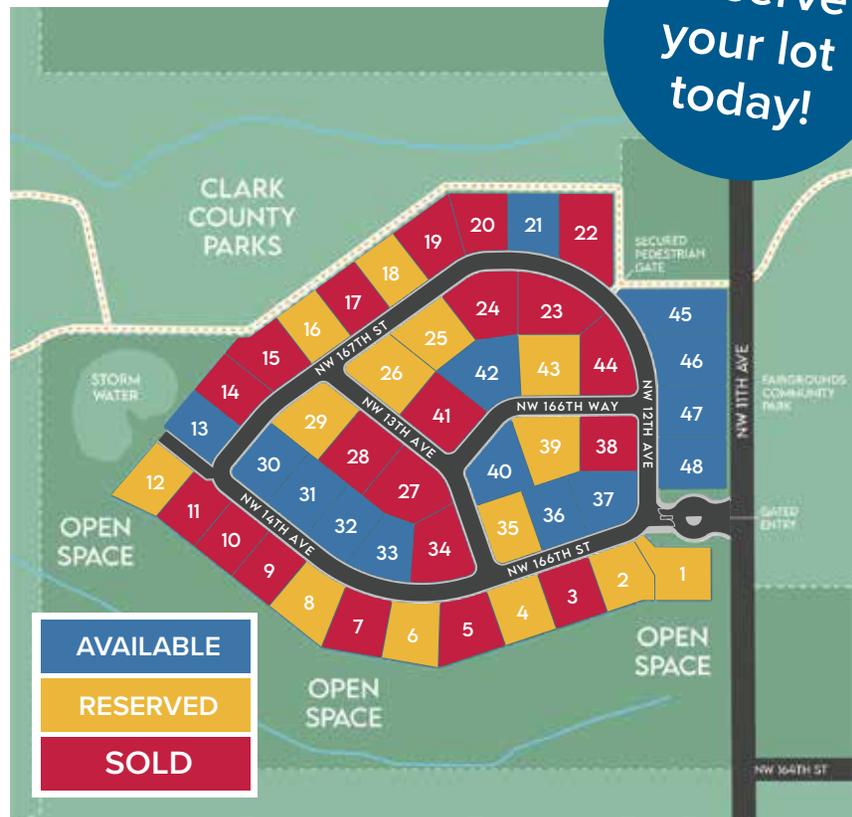
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CAMAS  
ACREAGE

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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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### The Columbian

BARBARA CORINGLIANO.....	12	RE/MAX EQUITY GROUP / TRACIE DEMARS .....	11
CASCADE HASSON SIR / LEIGH CALVERT .....	8	RE/MAX EQUITY GROUP / WOLLAM & ASSOCIATES .....	12, 3
CLARK COUNTY ASSOCIATION OF REALTORS.....	17	SUMMIT MORTGAGE .....	9
COLDWELL BANKER UNITED BROKERS .....	19	WINDERMERE NORTHWEST LIVING.....	15
CREEKSIDe CONTRACTING .....	18	WINDERMERE STELLAR / MIKE LAMB.....	13
KINGSTON HOMES.....	4	WOODLAND REAL ESTATE.....	1, 5, 10
QUAIL HOMES.....	7	YOU MOVE ME.....	2
REALTY PRO, INC. / JAMES KIMBALL .....	20		

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**COVER HOME**



#### VIEWS, VIEWS, VIEWS!

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WOODLAND REAL ESTATE

Call for an appointment to tour.  
**599 N 5th Street, Kalama**  
 Presented by **Erica Rodman**  
**Woodland Real Estate**  
**Office: 360-225-8278**  
[www.woodlandwa.net](http://www.woodlandwa.net)



# REVITALIZE YOUR GARDEN THIS SPRING

Gardening is a rewarding hobby that pays a host of significant dividends. Many people love gardening because it allows them to spend time outdoors, and that simple pleasure is indeed a notable benefit of working in a garden. But the National Initiative for Consumer Horticulture notes that gardening provides a host of additional benefits, including helping people get sufficient levels of exercise, reduce stress and improve mood.

With so much to gain from gardening, it's no wonder people look forward to getting their hands dirty in the garden each spring. As the weather warms up, consider these tips to help bring a garden back to life.

• **DISCARD THE DEAD WEIGHT.** Winter can take its toll on a garden, even in regions where the weather between December and early spring is not especially harsh. Discard dead plants that have lingered into spring and prune any perennials that need it. Branches that fell during winter storms also should be removed at this point if they have not previously been discarded.



• **TEST THE SOIL.** Soil testing kits can be purchased at local garden centers and home improvement retailers. Such tests are inexpensive and can reveal if the soil needs to be amended to help plants thrive in the months to come.

• **MULCH GARDEN BEDS.** Mulching benefits a garden by helping soil retain moisture and preventing the growth of weeds. Various garden experts note that mulching in spring can prevent weed seeds from germinating over the course of spring and summer. That means plants won't have to fight with weeds for water when the temperature warms up. It also means gardeners won't have to spend time pulling weeds this summer.

• **INSPECT YOUR IRRIGATION SYSTEM.** Homeowners with in-ground irrigation systems or above-ground systems that utilize a drip or soaker function can inspect the systems before plants begin to bloom. Damaged sprinkler heads or torn lines can deprive plants of water they will need to bloom and ultimately thrive once the weather warms up.

• **TUNE UP YOUR TOOLS.** Gardening tools have likely been sitting around gathering dust since fall. Serious



gardeners know that tools can be expensive, so it pays to protect that investment by maintaining the tools. Sharpened pruners help make plants less vulnerable to infestation and infection. Well-maintained tools like shovels and hoes also make more demanding gardening jobs a little bit easier, so don't forget to tune up your tools before the weather warms up.

It's almost gardening season, which means gardeners can start on the necessary prep work to ensure their gardens grow in strong and beautiful this spring.

*Green Shoot Media*

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## Rated Top 20 Small Team in WA (RealTrends 2023)

### Active Clark County Market Snapshot

(Information gathered from the RMLS, March 21, 2024 - Residential Only)

City	Properties	Avg. Price	High Price	New Const %	3 Mo Ave Sold \$
<b>Battle Ground</b>	104	\$845,479	\$6.25M	39.0%	\$609,531
<b>Camas</b>	85	\$1,273,198	\$4.3M	31.8%	\$784,660
<b>La Center</b>	30	\$782,092	\$2.8M	60.0%	\$577,875
<b>Ridgefield</b>	174	\$889,233	\$5.9M	78.7%	\$643,645
<b>Vancouver</b>	441	\$705,763	\$6.5M	30.8%	\$533,472
<b>Washougal</b>	88	\$961,442	\$3.9M	57.9%	\$679,380
<b>All Clark Active</b>	986	\$845,010	\$6.5M	43.1%	-
<b>All Clark Pend.</b>	892	\$691,475	\$6.5M	43.8%	-
<b>All Clark Sold*</b>	459	\$568,106	\$1.7M	20.7%	\$580,035

\*Last 30 Days

#### Our Latest Listings



2027 NW 34th Way  
Camas, WA 98607  
\$1,450,000



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



150 N 45th Circle  
Camas, WA 98607  
COMING SOON

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VANCOUVER 2211 E Mill Plain Blvd Vancouver, WA 98661



**\$400,000** 3 BR | 2 Bath  
9416 NE 21st  
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



## No Down Payment? No Problem!

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.

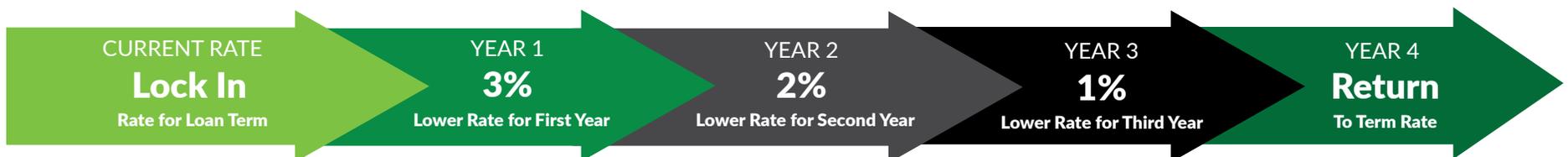
### 3 Simple Steps:

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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# WOODLAND REAL ESTATE

360-225 8278

www.woodlandwa.net



\$785,000

## VIEWS VIEWS VIEWS!

Private urban oasis overlooking Columbia River and Kalama waterfront parks. Gated tree-lined driveway leads this unique custom home w/1400 sq ft roof top deck. 10' ceilings, 8' doors, hardwood and tile thru-out. Primary suite on main, all bedrooms open to decks/patios, Hardscape entry courtyard, laurel privacy hedge surrounding property. Minutes to riverfront park, restaurants & Timber Mkt. 40 mins to PDX or 2 hrs to SEATAC. Showings by apt only. ML# 24633018.



\$725,000

## LEWIS RIVER VALLEY VIEWS!

NW Style home with wide open living spaces & a fabulous wall of windows. Generous kitchen with cook island & eat-bar that flows into the dining & living rooms. Natural wood cabinetry and mill-work, built-ins and solid core doors throughout make this home extra special. Engineered hardwood floors & built-in propane fireplace. Lower level offers an add'l living space, bedroom, bath & patio. Expansive 10 x 12 covered deck w/ hot tub to enjoy the outdoors year-round. Lots of parking. Private, close-in country location. ML# 24434052.



\$699,000

## WATERFRONT LOG HOME

Off-grid and brand-new luxury log home with soaring ceilings and loads of windows. Two Primary suites makes this a perfect retreat, plus additional sleeping qtrs. Next door to Gifford Pinchot Forest and Swift Reservoir recreational paradises for hiking, winter sports, hunting, boating or relaxing in the peace and quiet of your private Eden. Private water, septic, generator and all the extras. ML# 23011108.



\$335,000

## COLUMBIA RIVER AND MT HOOD VIEWS

Wonderful 4 acres is ready for your new home, Private paved road and drive, underground power and hi-speed internet, septic ok and shared drilled well are ready for you to start building. Island View Estate CCR's make this a great place to live, just 5 minutes to Woodland or Kalama. ML# 24654406.



\$959,900

## MODERN LIVING ON 9+ ACRES!

Port Orford Cedar siding & black wood framed floor-to-ceiling windows. Kitchen & Living room are in a separate wing from bedrooms. Kitchen w/ Walnut cabinetry, island, expansive counters & propane restaurant style range/oven. Spa-like Primary Suite w/ huge soaker tub, tile & glass shower & sauna! Full bath on main w/jetted tub. Covered patio off dining/kitchen. Landscaping, fruit trees & fenced pasture. Barn w/electricity & water. Tesla charger. Just 1 mile to I5! ML# 24267182.



\$179,000

## ATTRACTIVE TIMBERLAND INVESTMENT!

This site offers the potential for an excellent base-camp, recreational cabin or off-grid home. Private gated driveway & good roadway throughout. Excellent access to SR 503 just 25 miles to I-5 at Woodland. Panoramic views of Yale Lake and Lewis River valley and remote mountain peaks. Just down the road from Merrill Lake. Must have appointment to view; call to set up today! ML# 23359978.

## 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](mailto:TracieDeMars@aol.com) for the Zoom Link to access the virtual home buyer & home seller classes.

## Homeowner Spring Maintenance Reminders

(Also good information if you're renting a home, or thinking about selling your home)

- Replace the batteries in your smoke detectors. By replacing the batteries now you won't have to worry about that annoying beeping that happens when one of them is going out.
- Carbon Monoxide detectors. Every home should have one on each level. Remember that carbon monoxide is a heavy gas so your carbon monoxide detectors should be no higher than your knee.
- Windows. Don't forget to clean out the weep holes in your vinyl windows. Those weep holes in the base of your windows help wind-driven moisture exit OUT instead of INTO your walls. Look at your caulking around the inside of the windows. Is it cracking? Is it time to re-caulk the inside of your windows?
- Bathrooms. Is it time to caulk there as well? You don't want water seeping down in there. Give your toilet(s) a 'wiggle'. One of the most common areas of moisture intrusion that we find in a bathroom during an inspection is a leaking wax seal. If you straddle your toilet and can 'wiggle' it with your legs it might be time (or even past time) to replace the wax seal.
- Roof. Put Moss-B-Gone on your roof to prevent moss growth on your roofing surface. Moss-B-Gone or Moss Out can be purchased at Costco (when in stock), Lowes, or Home Depot. It is a white powder that you can sprinkle on your roof. If you don't want to do that, another option is to install a zinc copper stripping along the ridgeline of your home. DON'T pressure wash your roof and DON'T put Tide on your roof! How is your roof looking? Do you have any loose or missing shingles? Now is a good time to have a roofer come out and fix those and see how healthy your roof is.
- Gutters. Now is a good time to clean out your gutters. We have had some wild weather this winter with the recent windstorms, snow & ice. Due to all the wind blowing needles & leaves into your gutters, and 'ice dams', it has put a lot of weight on gutters. Make sure your downspouts are draining away from your crawlspace.
- Vents. Walk around your home and check your vents. How do your screens look? It has been cold so if you have a damaged, or missing screen, you could have critters in your crawlspace. Please do not block that vent without sending someone into your crawlspace to make sure that you won't be trapping a living critter in there!
- Yard. Is your yard looking a little 'sparse' in areas? Now is a great time to throw down some grass seed as the sun/rain mix that is our incoming temperamental spring weather is perfect for grass growth. Turn on your outside faucets to make sure they are flowing right. Remember if you can stop the flow of water with your thumb you might have a damaged pipe.
- HVAC. We know it won't be long until we're all complaining about the heat. If you have a central air unit or a heat pump, you should consider having an HVAC person come out to provide annual servicing before it gets warm.

If you are looking for a licensed contractor, a licensed insurance agent, or a licensed contractor for roofing, HVAC, plumbing, or anything else, feel free to email, text, or call me anytime. I always have numbers of people who can help.



### April Home Buyer Classes:

VIRTUAL CLASSES THROUGH ZOOM  
email to sign up - [traciedemars@aol.com](mailto:traciedemars@aol.com)

Saturday 4/20 1pm-3pm

#### IN PERSON CLASSES

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

Saturday 4/13 10am-1pm

Thursday 4/25 5pm -8pm

### April Home Seller Class:

VIRTUAL CLASSES THROUGH ZOOM  
email to sign up - [traciedemars@aol.com](mailto:traciedemars@aol.com)

Thursday 4/11 5:30pm-7:30pm

Saturday 4/20 10am-12pm

#### IN PERSON CLASSES

Firstenberg Community Center  
700 NE 136th Ave. Vancouver WA

Saturday 4/27 10am-1pm

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

## Thinking of Buying or Selling a Home in 2024

Check out our FREE classes at:  
[www.learningtobuyahome.com](http://www.learningtobuyahome.com)  
[www.freesellerclasses.com](http://www.freesellerclasses.com)

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

*The Carson Northwest*2,230 Sq Ft | 3BR, 2.5BA | MLS 24434043  
821 NW 175th Way | Lot 252**Offered at: \$599,900****\$25K TOWARDS RATE BUY DOWN!\***

\*\$25,000 only available to use toward a rate buy down with preferred lender, no other cash concessions. Current price and selected upgrade options only offered with customer construction loan. Standard financing will change included features. Not an offer to lend nor credit offered, must use preferred lender and qualify. Call for details.



Ridgefield, WA

- Gourmet kitchen with **upgraded** cabinets and appliances
- Tiled shower and **freestanding** tub in primary bathroom
- **Halifax** interior black door levers
- Steel stair **railing** on first floor
- Connects to **miles** of trails
- Close to Mt. Vista area
- **Two** minutes to I-5
- Playgrounds, **dog park**, and more!

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**PENDING****4320 SE 166th Court, Vancouver \$925,000**

Located in quiet cul-de-sac. Gourmet kitchen w/ granite countertops, island, SS appliances, opens to gathering room w/ FP. Wine tasting rm, formal dining. Primary BD w/ WI closet, jacuzzi, dual head shower, double vanity, private deck overlooking backyard. Built-in outdoor kitchen, hot tub, terraced landscape, covered patio, covered front porch. Fresh exterior paint. 5 mins to Camas, 15 mins to Vancouver Waterfront, & 15 mins to PDX. ML# 24223224.

**SOLD****30748 NE Lewisville Hwy, Battle Ground \$1,025,000**

Beautiful custom home on 5.37 acres. 5+ BD, 3.5 BA, 3792 SF. Formal living rm w/ wood stove. Vaulted kitchen, granite island & pantry open to dining & separate great room. Vaulted primary BD on main, jetted tub & WI shower. Extra deep garage. Huge shop w/ RV storage, heated floor & wood stove and separate office w/ BA. Covered patio, landscaped w/ garden, tool shed, above ground pool. ML# 23051356.

**PENDING****3510 W Main Street, Battle Ground \$370,000**

Flat land with variety of uses, including commercial. Zoning designation allows for a mix of light industrial, office, and limited commercial uses. This district requires a minimum of four jobs per buildable acre and prohibits certain heavy industrial or incompatible land uses. Several uses available that makes this lot desirable for many business uses. ML# 23329250.

**4384 Kalama River Road, Kalama \$175,000**

This 2.07 acre parcel amongst the trees is ready for you to make home. Minutes away from fishing on the Kalama River. Power and well have been installed and a perc has been approved but has expired. Access this tranquil property from the paved road at your choosing. ML# 23401386.

**0 NW 20th Avenue, Battle Ground \$1,200,000**

7.54 Acres Mixed Use - Many Possibilities on This One! Convenient to I-5. Some of the uses may be Mixed Use, Microbrewery, Lodging, Medical Clinics, Day Care, Office or Schools. Buyer to do their Due Diligence. ML# 23398466.

*"If you would like these same results, give me a call!"*
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- 4 BD, 5 BA, 4951 SF, on .54 acre lot
- Green home energy efficient features
- Luxurious finishes, bamboo floors, soaring ceilings, expansive windows.
- Separate guest or ADU suite
- Attached 3 car garage with an RV bay plus a detached 1480+ SF garage shop with a lift and more
- Great, convenient location

**Offered at \$2,199,000**

MLS #24179119



**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



**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



**Get space for everyone...**

17206 NE 33RD COURT, RIDGEFIELD

- .21 acre cul-de-sac lot
- 3,250 square foot home built in 2015
- 5 bedrooms, 2.5 baths
- Great room with large living and dining areas
- Entertainer's kitchen
- Theater room, bonus room, or bedroom
- Mud room with storage
- 4 car garage plus RV/ boat parking behind the gate alongside the garage
- Convenient, and quiet Mt Vista setting

**Offered at \$865,000**

MLS #24165574



**PENDING**

**Delight yourself**

17146 SE 23RD DRIVE #45, VANCOUVER

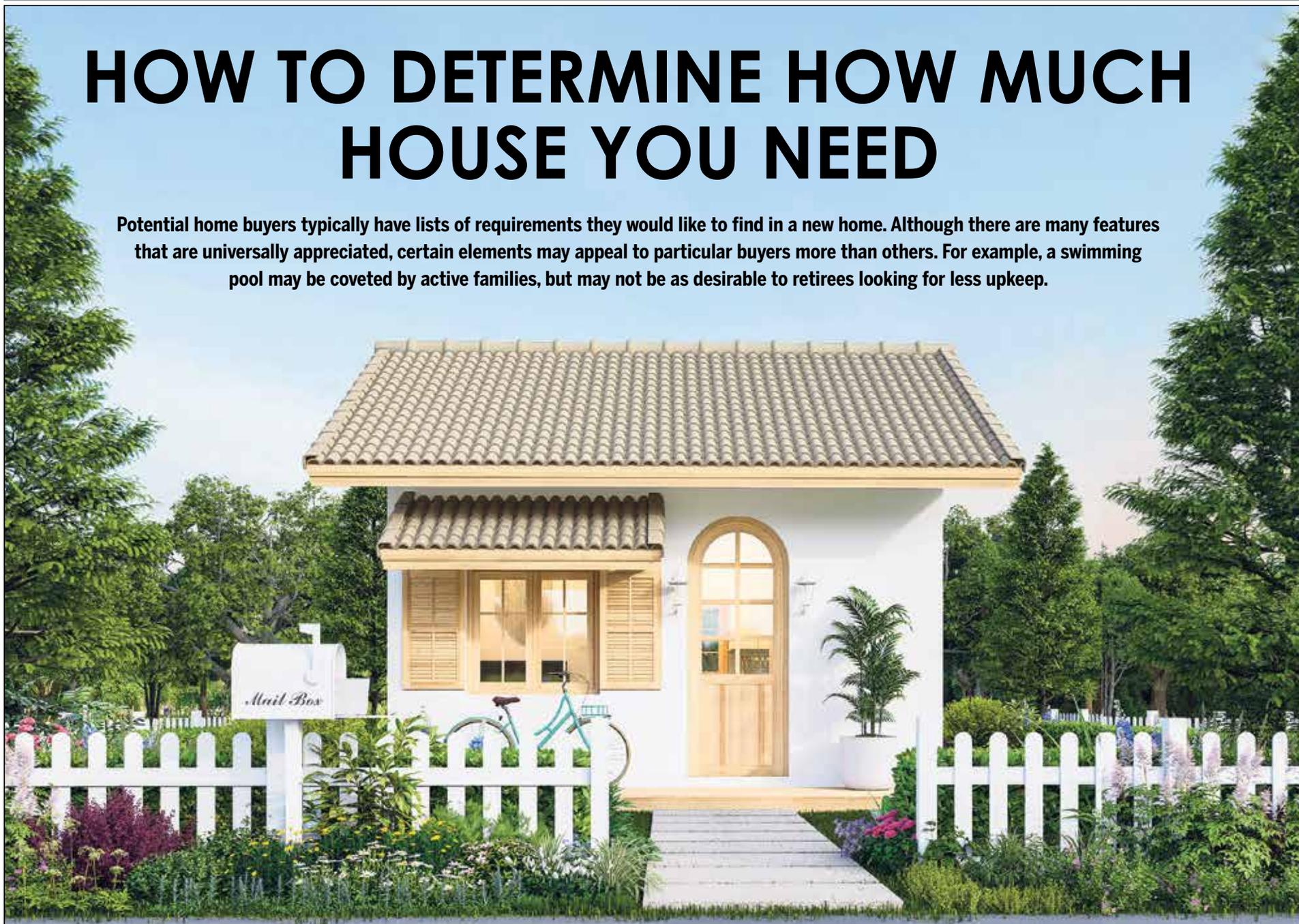
- 1,670+ square foot townhome condo
- 3 bedrooms, 2.5 baths including a main floor owner's suite
- Vaulted living room with fireplace
- Spacious country kitchen with pantry, dining, and patio
- Main floor laundry room
- Attached extra deep 2 car garage
- Convenient Fishers Landing location

**Offered at \$425,000**

MLS #23546601

# HOW TO DETERMINE HOW MUCH HOUSE YOU NEED

Potential home buyers typically have lists of requirements they would like to find in a new home. Although there are many features that are universally appreciated, certain elements may appeal to particular buyers more than others. For example, a swimming pool may be coveted by active families, but may not be as desirable to retirees looking for less upkeep.



Size is consideration that merits significant attention. The mantra “bigger is better” is well known, but homes with significant square footage may not be ideal for all buyers. “How much home do I really need?” is an important question for buyers to ask themselves before they embark on their home-buying journeys. Here’s how buyers can identify how much house they need.

## HOW MANY OCCUPANTS WILL BE LIVING IN THE HOME?

The first consideration in home size is the number of residents. Rocket Mortgage says a good rule of thumb is to give each person 600 square feet of space. So that means a family of four would ideally live in a home that is 2,400 square feet, while a couple may be fine in a 1,200 square foot home.

## NUMBER OF ROOMS

Generally speaking, the more rooms in a home, the

larger the house. Potential buyers should identify rooms they feel are essential. While formal dining rooms once were de rigueur, they largely fell out of favor in recent years in lieu of open floor plans. The more rooms you need, the larger a home should be.

## POTENTIAL LIFE CHANGES

It’s important to consider life changes on the horizon, and buyers should decide if they want to move as a result of those changes or if they want to set down strong roots and stay in one home. For example, a starter home may be perfect for newlyweds, but the space may be too tight when kids come along. Also, those who anticipate caring for a parent in the future may want a home that will accommodate an extra resident in the years ahead.

## TINY HOUSE MOVEMENT

The trend to live in very small houses has gained

popularity in recent years. Many people have chosen to live with less and downsize to diminutive homes. Most “tiny” homes are less than 400 square feet and are not much bigger than some owner’s suites in larger homes. There are merits to small homes, and that includes a small environmental impact, less clutter, financial advantages, and other perks like spending more time outdoors.

## HOUSING BUDGET

Sometimes how much house a person needs comes down to how much he or she can afford. Small homes tend to be less expensive than large ones. However, even small homes in urban areas or those close to the water or other attractive amenities could still cost quite a bit.

Housing size is a personal preference that potential buyers must consider when they are shopping around.

# Where Northwest Living Begins!



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*Bonnie Irwin*

360.903.8628 | RMLS# 24642101  
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**\$799,900**



*Marc Nelson*

360.600.3026 | RMLS# 23261005  
10715 NE 84<sup>th</sup> St | Vancouver, WA



**\$925,000**



*Barbara Corigliano*

360.606.7641 | RMLS# 24223224  
4320 SE 166<sup>th</sup> Ct | Vancouver, WA



**\$1,100,000**



*Kelly Daniels*

360.606.2606 | RMLS# 24338741  
21812 NE 87<sup>th</sup> Ave | Battle Ground, WA



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*Rod Rice*

360.607.8628 | RMLS# 24612710  
1705 S. Nighthawk Rd | Ridgefield, WA



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*Scott Combs*

360.904.2966 | RMLS# 23242275  
1643 NW Goodwin St | Camas, WA



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*Marcy Williams*

360.606.4704 | RMLS# 24602782  
213 Stone Dr | Washougal, WA

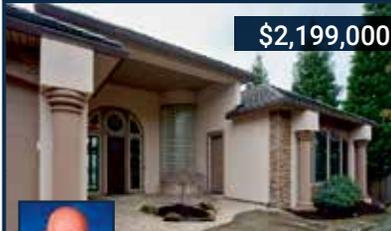


**\$935,000**



*Molly Hess & Kristy Childers*

360.903.7613 | RMLS# 24135642  
20502 NE 190<sup>th</sup> Cir | Brush Prairie, WA

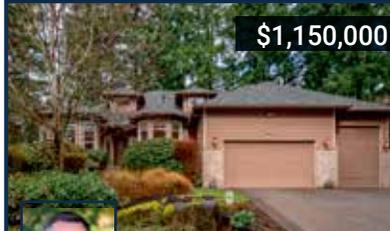


**\$2,199,000**



*Mike Lamb*

360.921.1397 | RMLS# 24179119  
6019 SE Riverside Dr | Vancouver, WA



**\$1,150,000**



*Shawn Golding*

360.216.3835 | RMLS# 24199071  
14108 SE 25<sup>th</sup> Cir | Vancouver, WA



**\$1,299,000**



*Lilli Arvelli*

360.901.2261 | RMLS# 23317294  
1205 NW 151<sup>st</sup> St | Vancouver, WA

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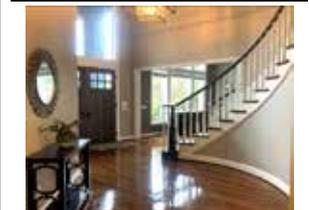
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**MELISSA SHATTUCK 360-931-1944**  
*Cascade Hasson Sotheby's International Realty*



\$439,000



174 YELTON DR

**SOLD BY:**  
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*Coldwell Banker Bain*



\$489,995



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**SOLD BY:**  
**JASON BLESSING 425-445-8500**  
*Compass Washington, LLC*



\$313,000



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**SOLD BY:**  
**ANNE PETERS 360-719-9385**  
*Imagine Homes Realty, LLC*



\$899,000



21717 NE 68TH ST

**SOLD BY:**  
**LYNELLE NICHOLSON 360-521-1501**  
*John L. Scott Real Estate*



\$440,000



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**SOLD BY:**  
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*Keller Williams Realty*



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2714 S 7TH WAY

**SOLD BY:**  
**MELINDA SHOOTE 360-784-3085**  
*Lennar Sales Corp*



\$539,900



1805 NE 175TH ST

**SOLD BY:**  
**MARCI CAPUTO 360-901-5597**  
*Luxe Realty, LLC*



\$310,000



4 LARRY LN

**SOLD BY:**  
**PAM MILLS 360-600-7828**  
*New Moon Realty LLC*



\$585,000



11418 NE SUMMIT RIDGE DR

**SOLD BY:**  
**CHAROLEEN SAXON 971-678-6040**  
*Premiere Property Group, LLC*



\$695,000



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**SOLD BY:**  
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*Realty Pro West, LLC*

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**DAVID KILKENNY**  
Branch Manager

[dkilkenny@evergreenhomeloans.com](mailto:dkilkenny@evergreenhomeloans.com)  
[www.evergreenhomeloans.com](http://www.evergreenhomeloans.com)





# SMART GROWTH

If you've seen live/work developments popping up in your area — particularly those that advertise themselves as “walkable” — you've likely witnessed “smart growth.”

Smart growth is more than just an environmental and real estate buzzword. It's an urban planning and transportation theory that reimagines how we live and work to limit our negative impact on the environment.

## WHAT IS IT?

According to the Environmental Protection Agency, smart growth is “an overall approach of development and conservation strategies that can help protect our health and natural environment and make our communities more attractive, economically stronger, socially diverse and resilient to climate change.”

Done properly, smart growth can improve air quality, have positive effects on climate change and water quality, conserve open space and redevelop abandoned or underused commercial and industrial buildings that have issues with contamination or blight.

Smart Growth America puts it this way, “We envision a country where no matter where you live, or who you are, you can enjoy living in a place that is healthy, prosperous and resilient.”

The Smart Growth Network offers the following 10 characteristics that smart growth development projects share:

1. Mix land uses.
2. Take advantage of compact building design.

3. Create a range of housing opportunities and choices.
4. Create walkable neighborhoods.
5. Foster distinctive, attractive communities with a strong sense of place.
6. Preserve open space, farmland, natural beauty and critical environmental areas.
7. Strengthen and direct development towards existing communities.
8. Provide a variety of transportation choices.
9. Make development decisions predictable, fair and cost effective.
10. Encourage community and stakeholder collaboration in development decisions.

## GET INVOLVED

If you'd like to advocate for smart growth in your area, focus your efforts at the local or state level, since that's where most planning and development decisions are made. This might include advocating for local farmers markets or bicycle paths, open space preservation, mass transit and flexibility in zoning regulations to accommodate smart growth.

Visit [SmartGrowthAmerica.org](http://SmartGrowthAmerica.org) to join the organization's email list and be alerted when there's legislation you can support or damaging proposals you can oppose.

To find EPA-funded smart growth initiatives in your area, visit [www.epa.gov/smartgrowth/smart-growth-your-community](http://www.epa.gov/smartgrowth/smart-growth-your-community).



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### EASY LIVING!



Peaceful and move-in ready. MH home with the added benefit of owning their own land. 3 BR, 2 BA, 1080 sf. Open floor plan. Kitchen w/SS appliances & skylite. Primary BR w/walk-in closet, bath w/tub & shower. Covered patio, fire pit, fenced back yard w/ storage shed.

### 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.

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