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June 17, 2018

Columbian HOMES

FOR SALE ■ FOR RENT ■ HOME SERVICES columbianhomes.com

HOMES WITH ACREAGE Special Feature.
SEE PAGES F6-7 & F9

Heritage Country Estates in LaCenter with over 60 New Homes built by JB Homes.
SEE PAGE F4

Largest Manufactured Home Dealer in WA & OR with 60 Models to Choose From.
SEE PAGE F3

Open House Directory.
SEE PAGE F5

CCAR The Voice of Clark County Real Estate - Assessory Dwelling Units.
SEE PAGE F3

Sponsored by SCHERER ENTERPRISES

Located in the very desirable Salmon creek neighborhood, this 80's ranch style house was cut up into small spaces with meandering hallways and a narrow galley kitchen. Scherer Enterprises could see the potential of the bones of the house and recommended a full renovation that included moving the kitchen from the interior of the house to the window wall to create an open concept great room.

To open up the space, they removed several interior walls and installed a 30 foot-long glu-lam beam for structural support. To flood the area with natural light, they added three skylights and replaced the windows on the east facing walls. The kitchen is anchored with custom white cabinets featuring an 8-foot long island. The counter tops are Quartz with a grey marbling backed with a charcoal gray glass subway tile.

This house will be one of the homes featured in the 2018 Tour of Remodeled Homes on October 20 & 21, 2018. The Scherer Enterprises entry in the 2017 tour was voted and won Best Transformation.

The homeowner was quite pleased with the results and had this to say: "For us, the adventure of having a home remodeled has been a breeze because we hired Larry Scherer of Scherer Enterprises to be our contractor. He has the knowledge to translate from construction-speak and code requirements to English and he knows every trade person in town with their corresponding specialties. He does quality work and is honest and upfront which are refreshing to find in the contracting world. One thing more important than money is trust. We trust Larry and have not been disappointed."

Even if you have a different idea of what your dream kitchen is, Scherer Enterprises can help you make it a reality. Scherer Enterprises uses a trusted team of subcontractors that perform much of the specialty work. These craftsmen are people that we have been working with consistently for many years. The construction process works to give you that finished project that you have dreamed about. Working with the tradesmen and making sure that your wishes are addressed is a priority.

Larry Scherer of Scherer Enterprises has been remodeling homes in Vancouver since 1994. "At Scherer Enterprises, good communication with the client is key to good customer service and providing the client with awesome results," Larry says.

A Unique Improvement Opportunity - Part 2

I am a big believer in 'What you focus on is what you get". Clark County is focused on improving their permitting and inspections processes. This is welcomed beyond imagination.

Recently, Clark County has made progress in their quest for improvement. A new County Manager has been hired. His name is Shawn Henessee. We believe he has a background that will be helpful in gaining more efficiencies in their operations and help attack affordable housing. We look forward in helping him and his team be successful.

Clark County has made some management changes that we think will be most helpful. The building industry is recognizing the unique opportunity for improvement. We will be working with County staff to help drive and execute the improvement initiatives.

I have learned over time we all share the same things.

Hiring good well trained people is ever difficult. Both the private and public sectors feel the same pain in this low unemployment economy. Our industry will be pushing on how to get more done with less. Something the private sector does on a daily basis. Something that I hope we can share with the public sector. A simple mindset shift on what not to do will go a long ways in improving efficiencies.

The private sector is working hard to bring a collaborated effort in helping solve problems. My hope is to continue that effort without politics getting in the way. We all need a stretch of time with a focused effort to make the fixes. A mature disciplined approach is a key ingredient to make this work.

I hope this helps and thank you for reading the newspaper.

Jon

Jon Girod
Owner Builder
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360-907-5800

Brought to you by our Builder Expert Jon Girod

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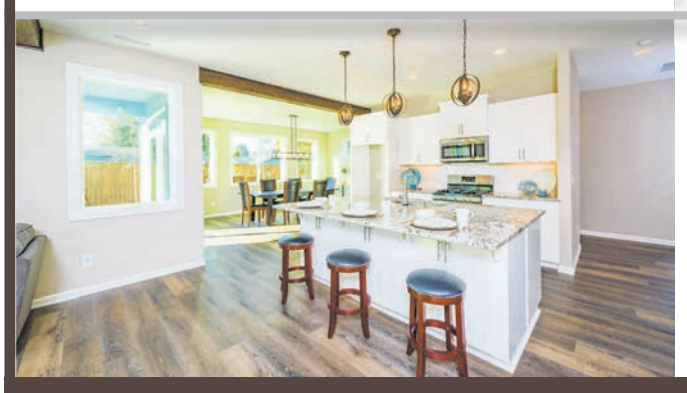

The Columbian BEST OF CLARK COUNTY 2018 11 YEARS

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The Columbian BEST OF CLARK COUNTY 2018 11 YEARS

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Ala Malyakin
360.713.0215
cwd@wollamassociates.com

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All information is deemed reliable, but not guaranteed. Photos of similar home. Actual features will vary.

RE/MAX EQUITY GROUP

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12338 NE 114th Street, Vancouver

From $279,900 - $304,000

Luxury Finishes and Glass Front Garage Doors. There are both 1600 sq ft & 1800 sq ft models. 3 Bedrooms, 2.1 Bath. Large open great room style floor plan makes it great for entertaining. Slab concrete counter tops with matching island. Stainless steel appliances, with laminated hardwood flooring. Master suite is vaulted with large bathroom, walk-in shower, and closet.

ML# 18439908.

OPEN SAT & SUN 1-4

One of a Kind Design

Hillhurst Estates

1611 S 8th Way, Ridgefield

$739,900

Stunning brand new home on a private lot. Unique one of a kind design from NW Elite Homes. Luxury finishes throughout the entire home. Spacious floor plan layout with all the high end amenities.

OPEN SAT & SUN 11-2

Incredible Daylight Ranch

800 S 19th Place, Ridgefield

$749,900

This 3200 sq-ft home sets on .28 of an acre lot with a private greenbelt. This beautiful home features 3 bedrooms & 2.1 baths. The main floor features a great room with gourmet kitchen opening to the covered patio. The spacious master suite is located on the main floor with other 2 bedrooms on the lower level. Exceptional craftsmanship throughout!

OPEN SAT & SUN 11-2

DUSTIN HO
360.513.6516

&

ANDY SWANSON
503.936.8514

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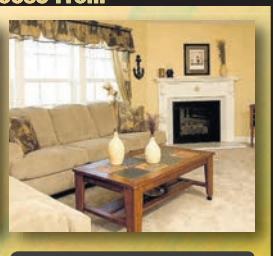

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FOR SALE

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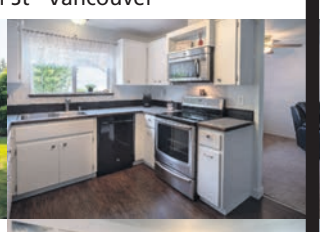

Charming, neat and ready to move in! Burnt Bridge Creek area 4 bedroom home w/new flooring, updated kitchen and a large private backyard to enjoy the summer evenings. Home features hardi-plank siding, sprinkler system and RV/Boat parking, flex/bonus space-perfect for a study/office. 1981 sq feet total. All ready to be yours and priced right.

Offered at $349,900

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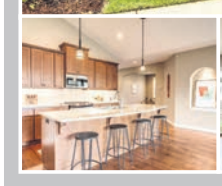

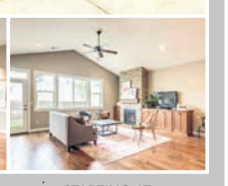

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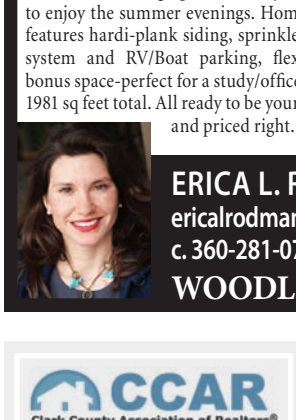
THE VOICE OF CLARK COUNTY REAL ESTATE.



Rian Davis,
Public Affairs Director,
Clark County Association of REALTORS®
rian@ccrealtors.com
360-607-4766
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EQUAL HOUSING OPPORTUNITY

ACCESSORY DWELLING UNITS

In an age where housing options are getting more and more creative, individuals and families are starting to take a closer look at accessory dwelling units, or ADU's. Over time, ADU's have taken on a multitude of names- granny flat, mother-in-law quarters, and tiny house, but ADU is the new all-encompassing name that homeowners use to describe an additional living quarter, complete with a bedroom, bathroom, and full kitchen.

There are two primary types of accessory dwelling units- attached and unattached. Examples of an attached ADU would be a finished basement, additional apartment incorporated into the primary dwelling, or a dwelling built on the side of a home that shares a common wall. An apartment above a detached garage or what we now call "tiny homes" would fall under the "detached ADU" umbrella. This distinction is important to Clark County homeowners, as zoning can impact what type of ADU you can add to your property. Generally speaking, a rural property would require an attached ADU, so as to not have an impact on density.

What are some motivations for building an ADU? Well, many ADU's are built to accommodate a family member, generally an aging parent, adult child with special needs, or a college student. It allows the resident of the ADU to have some independence while still receiving support from the resident of the primary dwelling, and generally is meant to be financially affordable. Another reason homeowners build ADU's is to rent out either the ADU or their primary dwelling as a source of income. With affordable housing options getting tighter and tighter, this is an option for homeowners to offer some relief to a single person, couple, or family looking for a place to call home and add some income. Recently, the City of Vancouver and Clark County revised their building codes related to accessory dwelling units in order for them to be a more attractive and affordable option for homeowners. Building materials must meet a quality threshold, blend in with the surrounding homes, and both the City and County expanded the size ranges allowed. Additionally, parking must be addressed in order to minimize the impact on the neighborhood streets. If a homeowner wishes to build out a basement as an ADU, they are no longer restricted by size and can build a unit that utilizes the entire space within the foundation.

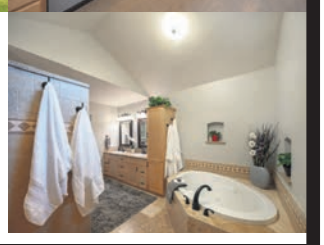
If you are considering building an accessory dwelling unit on your existing property or on an upcoming project, be sure to coordinate your plans with the jurisdiction in which you live. They will get you on the right track when it comes to any fees, permitting, and materials so you can ensure the project fits your needs and finishes within budget. Accessory dwelling units can provide flexibility for your family, add income, and contribute to the overall value of your property, and hopefully will help meet the community's goals for affordable housing and aging in place opportunities.

See more real estate industry news and blog articles at: REALESTATE.COLUMBIAN.COM/BLOG/

FOR SALE

VALUE PLUS LUXURY

534 Embassy Loop · Woodland



Show-stopper home with incredible master suite on the main level on a luxurious corner lot, complete with fruit trees, water feature, garden area and a patio- that has access off of the living rm & master suite. 5 bedrooms, 3.5 baths in total. Heated tile floors. Huge kitchen w/granite cntrs and abundant cabinets. 2nd master on upper level. Loft style bonus room on second level. RV parking. So much to offer in a super convenient location, that merits the phrase: "It Doesn't Get Better Than This!"

Incredible price at $399,900

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11812 NW 18th Ave, Vancouver

$419,900 ML# 18160968

- Your Own Tropical Oasis in the City
- 4 Bedrooms, 2+ Bath, 2239 SF
- Beautifully maintained property complete with palm trees and a private pond is like living in your own tropical oasis in the city
- Patio and pond are covered
- Large kitchen and eating area is perfect for entertaining
- 3 levels. Very clean with neutral paint colors

JODI FERGUSON 503-887-9320

2020 NE 49th St, Vancouver

$324,900 ML# 18573932

- .31 Acre zoned R-9 with existing 1316sf home
- Great Opportunity to possibly build a second home, duplex, garage or ADU on property
- Home has new roof, plumbing, electrical, windows, doors, security lighting, upgraded insulation, two hot water tanks, and New Exterior & Interior paint
- Three bedrooms, two w/attached baths. Apx 30x15 covered porch & Apple & Walnut trees too

DEANNA BRYSON 360-609-5976

Desirable Fishers Landing Ranch Home

$330,000 ML# 18531238

- 1327 Square Foot Ranch Home with 3 Bed and 2 Baths in Desirable Clear Meadows Neighborhood
- 1994 Construction, Gas Forced/Air Heat and Fireplace, AC, and More
- One Block from Park and Play Area
- Fenced with Easy Maintenance Backyard, Great for BBQ! Must See!

DAVID GASSER 360-600-9994

Easy Living Townhouse!

$295,000 ML# 18600204

- Well Designed Home with 2 Bedrooms & 2.5 Baths. Close Access To I-5 & 205
- Open Concept Kitchen w/Dining Room, Large Family Room w/Gas Fireplace & Laminate Floors Thru-out
- Spacious Master Suite w/Gas Fireplace, Vaulted Ceilings, Walk In Closet & Attached Master Bath Featuring Double Sinks
- Bonus Room On Lower Level Currently Setup as 3rd Bedroom
- Large Exterior Deck! Must See!

DEANNA BRYSON 360-609-5976

Highly Desirable Ranch Style Home

$279,900 ML# 18665721

- 4 bedrooms and 2 baths
- Updated kitchen with butcher block counters and Indian Slate tile floors
- Newer roof, easy care vinyl siding, paver patio and deck in the completely fenced backyard
- Tool shed, RV parking or dog run on the side and front sprinkler system

JESSICA & GREG EISENHAUER 360-921-0417
3D Virtual Tours at: sellyourwahome.com

13210 SE 7th St #J-42, Vancouver

$249,900 ML# 18441164

- Beautiful main level condo in desirable gated community. 2 bedrooms & 2 updated baths
- 9 ft. ceilings, a gas fireplace & the kitchen has newer appliances. Dining room w/ built in's.
- Over sized master suite has a walk in closet, private bath w/ full tiled shower & a private deck that over looks the immaculate grounds
- Garage access is only 4 covered steps from the front door

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SUMMER HOME AND GARDEN | HOME VALUES

Easy Home Renovations

Spring cleaning is done, the weather is warm and people are returning to the outdoors — often discovering their houses need a little TLC.

For anyone comfortable with a ladder, paint rollers and a hammer, there are a number of do-it-yourself home renovations to spruce up your house and not break the bank.

This Old House Magazine offered a number of suggestions.

PLANT A TREE

Planting an oak or elm for shade, a fruit tree for food, or an evergreen or two to act as a windblocker and a fence can spruce up the yard and block winds. This is long-term investment, but if you want reasonably quick results; research types of trees and find one that grows quickly. TOH said an Arborvitae Green Giant, an evergreen, can grow three feet in a year. Your local nursery can point you to the right tree for your space and climate.

INSTALL A CEILING FAN OR A CHANDELIER

Keep your heating and cooling costs down with a vintage-looking ceiling fan, or class up a room with fancy-looking overhead lights. You can change the look and feel of a room by dressing up the ceiling some. You can also add a ceiling medallion around a hanging light fixture. Visit a local lighting store for a wide selection of either.

PAINT YOUR FRONT DOOR

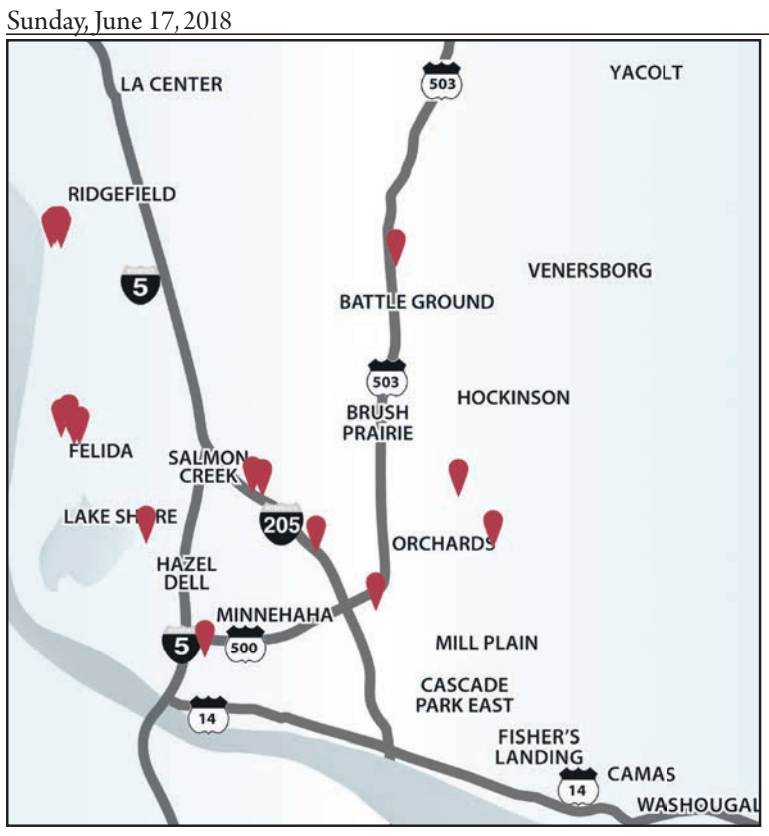
Painting always takes longer than you plan, and usually ends up with more paint in places it's not supposed to be than you would like, so painting a room or an outdoor wall is a big undertaking. But your front door is smaller and more doable and is the first thing people see when they come in, so why not give it a facelift? Go with something vibrant and fun — red or green, perhaps — or a more traditional but warm wood color.

FIX UP THE FLOOR

New carpets and hardwood are expensive. You can, however, refinish your vinyl floor so it looks like stone tile. TOH suggested using two colors to create the stones and white paint to create lines between the stones. Finish it with coats of polyurethane to seal the surface.

BUILD A PLANTER

Add a garden to your home, regardless of space. You can build an outdoor planter from wood planks, frame it, attach the sides and the bottom and line the box with plastic. These can be larger, for a backyard, or small enough to fit on windowsills. Then hit the garden store for plants to fill it.



Columbian HOMES

OPEN HOMES TODAY

4806 S 18th St, Ridgefield
$556,000
5 Bed • 3 Bath • 3422 SF
Large open areas, spacious kitchen and a guest bedroom and bath on the main level. Wi-Fi CERTIFIED home design and integrated home automation.
Melinda Shoote 360-635-7911
LENNAR

5507 NW 141st St #L143
$532,900
3 Bed • 2+ Bath • 2332 SF
WiFi certified home! Spacious open plan w/covered patio, open kitchen w/great room. Everything included-W/D, fridge, blinds, AC, landscaping, fence & more.
Olga Fissel 503-351-8735
LENNAR

15316 NE 108th Way, Vancouver
$529,900
4 Bed • 2+ Bath • 2820 SF
Open floor plan is warm and welcoming. Home is fully landscaped with a built-in gas grill on the covered patio. Have a boat? There's room! RV bay of garage is 8'9" wide.
Cardiff Fossand 971-404-1989
Prime Realty NW

8304 NW 12th Ave, Vancouver
$520,000
4 Bed • 2+ Bath • 3300 SF
Lakeview Estates. Beautifully updated home. Spacious master suite. Peaceful patio & well-manicured backyard. Columbia River HS.
Barbara Corigliano 360-606-7641
Windermere Stellar

18010 NE 80th, Vancouver
$519,900
4 Bed • 3 Bath • 2500 SF
One level home with guest quarters. Separate thermostats and entry - all SMART home wifi certified! August completion! $4500 in Seller Paid CC!
Marleen Sperr 360-241-7221
LENNAR

4842 S 18th Drive, Ridgefield
$493,000
3 Bed • 2+ Bath • 2557 SF
Master BD & Den on the main. HUGE bonus room and 2 additional BDs up. Lennar's homes include new Wi-Fi CERTIFIED home design and automation.
Melinda Shoote 360-635-7911
LENNAR

4831 S 18th Drive, Ridgefield
$484,000
3 Bed • 2+ Bath • 2387 SF
Surrounded by nature trails and greenspace. Just 5 mins to I-5. Sleek Quartz kitchen w/SS GE wall oven, microwave, gas 5 burner cooktop, and island.
Melinda Shoote 360-635-7911
LENNAR

4824 S 18th St, Ridgefield
$483,500
3 Bed • 2+ Bath • 2018 SF
Surrounded by nature trails and greenspace. Just 5 mins to I-5. Sleek Quartz kitchen w/SS GE wall oven, microwave, gas 5 burner cooktop, and island.
Melinda Shoote 360-635-7911
LENNAR

13501 NW 54th Ave, Vancouver
$475,150
3 Bed • 2 Bath • 1897 SF
New Lennar community in Felida. Phase 2, WiFi certified home. Close to walking trails, dining, shopping, great schools.
Olga Fissel 503-351-8735
LENNAR

5014 NW 137th Way, Vancouver
$468,150
3 Bed • 2+ Bath • 2387 SF
New Single story living. $10K for closing costs with sellers preferred lender if closed by 5/25. Open plan w/great room concept.
Olga Fissel 503-351-8735
LENNAR

5103 NW 137th Way, Vancouver
$466,400
3 Bed • 2+ Bath • 2387 SF
Close to walking trails, dining, shopping, great schools. Move-in ready. $10K for closing costs with builders lender if closed by 5/25/18.
Olga Fissel 503-351-8735
LENNAR

4704 NE 109th St, Vancouver
$454,900
4 Bed • 3 Bath • 2634 SF
One level lifestyle tucked into a lush setting near green-space. Close proximity to freeways, schools and shop-ping amenities. You will love the friendly neighborhood.
Jodi Carwan 360-624-2208
LENNAR

9108 NE 159th St, Battle Ground
$439,000
3 Bed • 2+ Bath • 1681 SF
Country Living on 1 level. Just enough land to have elbow room, close enough to town to make an easy commute. Level 3/4 acre lot is perfect for pets, gardening or BIG shop.
Sharon Farra 360-936-6103
John L. Scott Real Estate

4812 NE 110th Cir, Vancouver
$406,550
3 Bed • 2 Bath • 1574 SF
Desirable one-level on large homesite backs to greenspace. "Everything Included" home. Large entertainment kitchen island. Close proximity to freeways, schools and shopping. $4000 closing costs with preferred lender.
Jodi Carwan 360-624-2208
LENNAR

4708 NE 109th St, Vancouver
$404,900
3 Bed • 2 Bath • 1659 SF
You will love the friendly neighborhood. $8000 Closing Costs, 1 year HOA dues, Appraisal fees paid with preferred lender if closed in May.
Jodi Carwan 360-624-2208
LENNAR

7909 NE 78th St, Vancouver
High $300s
3 Bed • 2 Bath • 1498+ SF
Low maintenance living perfect for empty nesters or busy professional couples wanting a home with the yard taken care of for you. Model Home Open Weekly Fri-Mon.
Jon Girod 360-907-5800
Quail Homes

4715 NE 110th St, Vancouver
$397,050
3 Bed • 2 Bath • 1659 SF
MOVE IN READY!! Lennar's "Everything Included" home. Tucked into a lush setting near greenspace. You will love the friendly neighborhood. $4000 incentive towards closing costs with preferred lender.
Jodi Carwan 360-624-2208
LENNAR

811 NW 13th Ave, Battle Ground
$369,900
4 Bed • 2+ Bath • 2332 SF
Grand 2-story entry leads to airy and bright kitchen, dining, & living area. Spacious backyard with a covered back patio and stamped concrete... perfect for entertaining!
Leslie Simpson 360-904-4688
Professional Realty Srvc of WA

2709 S Street, Vancouver
$310,000
3 Bed • 2 Bath • 1412 SF
Lovely 2 story Capecod, a jewel, must see. Remodeled throughout. Pears, figs, cherry, hazelnuts, apples, grapes. Beautiful porch w/ lilacs, Camellias, Japanese Wisteria.
Monica Rech 360-518-1994
RE/MAX Equity Group

To Promote Your Open House Here, Contact Krista Cunningham at **360-735-4583**

To View More Open Houses visit http://realestate.columbian.com/open-houses/

HOMES with Acreage

To advertise, call Krista Cunningham at 360-735-4583 or email krista.cunningham@columbian.com

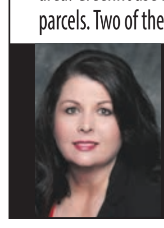
columbianhomes.com

16.2 ACRES

Gorgeous Equestrian Estate Located in Beautiful Ridgefield

Hard to find level 16.2 acres of plush pastures with scattered shade trees. Breathtaking views of Mt. St. Helens, Mt. Adams and territorial views.

$1,250,000. 6 covered two stall paddocks. 8 stall Barn w/rubber mats, tack area & birthing stall. Barn and paddocks all have electricity & water. Beautiful custom 3159 SF home. Updated Gourmet Kitchen w/granite, hickory cabinets & SS appliances. Open great room to family room & eating area. Master suite w/updated bath w/soaking tub, shower & outdoor hot tub. Den & bonus/media area. In-ground 20x40 swimming pool, in-ground hot tub, gazebo area, large deck area & outdoor dressing/bathroom area. Greenhouse for outdoor enthusiast. Heat pump for year round comfort. 3 car garage & storage. Listing comprised of 3 tax parcels. Two of the parcels have potential to build separate homes on property. Call for your personal tour of this equestrian estate.



LISA COOPER
360-609-7765
lisa.cooper@rlregroup.com

RealLiving Real Estate

2 ACRES

Multigenerational Living at its Best!

Main level Guest Suite with Kitchenette, Bath and Separate Entrance

$1,195,000. 6200 Sq Ft, 6 bedroom, 6 bath, 2 acre Salmon Creek location. Open design with 9-24' ceilings thru-out. Kitchen with granite, double ovens, 4 skylights & walk-in pantry. Vaulted master suite with large wlk-in closet, his/hers vanities, 5 head walk-in shower & jet tub. Full theatre with 120"screen & 7.1 SS + kitchenette + den/br w/sep ent. Geo Thermal 5 zone remote controlled system. 1225 sf trex deck, 5 car garage/shop 48' deep w/13 ft bay & lift. ML# 18508956.

TARI BURBACK
360-518-5766
tariburback@hasson.com
tariburback.hasson.com

HASSON COMPANY REALTORS

5 ACRES

Entertainers Delight!

Excellent Condition. $15k allowance in landscaping!

$934,900. This Traditional/Craftsman custom home on a private 5 acres. Seller has done many improvements, pool & pool deck, hot tub, 24'x48' metal pole barn,raised garden beds, chicken pen. Home features 2 living areas, master on the main, Tall ceiling in great rm. Daylight basement has media area, ba. kitchen and bedroom, Screen, Projector, stays. This home has it all! ML# 18161509.

LACY WEED
360-600-9953
lacyweed@gmail.com

Premiere Property Group, LLC

2.5+ ACRES

Ultra-Private, Gated Sanctuary Compound

Custom-built 4600 Sq Ft Estate Home

$900,000. 4 Bedroom, 3 full and 2 half bathrooms. Stone and brick-capped wall. Minutes to I-5. Circular driveway and portico leads to custom-built estate home with over 3000 sq. ft. of deck that overlooks creek, pond & trees beyond. Foot bridge to fenced acreage across creek. Recirculating waterfalls spill into man-made pond. Lots of unique, artistic features includes metal stairwell with custom railings. Elevator to master suite. ML# 18311142.

CAROL CURTIS
360-921-3211
cjcurtis@pacifier.com
nwbliss.com

Windermere Real Estate

JASON CURTIS
360-713-7183
jasonmcurtis@aol.com
nwbliss.com

7.5 ACRES

Close-in Property Nestled in Park-like Setting

Bordering Fantastic 300-acre Whipple Creek Park

$892,000. Charming daylight ranch has 2 kitchens & completely remodeled main-level. Several outbuildings, including 48x40 barn make this an ideal equestrian property. 16x13 greenhouse & 680 SF outbuilding -potential 1 BR rental unit(buyer to do due diligence) Peaceful private location, end of County Road w/ easy I-5 access. ML# 18643224.

TRAVIS HUNTER
360-607-7472
travis@foxrealestategroups.com

kw Premier Partners Keller Williams

2.17 ACRES

180 degree unobstructed Columbia River View!

A year long project is finally complete!

$725,000. Many upgrades and hi-end finishes. Only minutes from 1-5 and less than 30 minutes to I-5 bridge. Kalama is closer than Battle Ground! Over 3500 sqft, 4 bedrooms (including 2 masters), office, bonus room, 4 car garage and beautiful features. ML# 17111672.

TRAVIS GLENDENNING
360-903-7002
travisg@fbrrealty.com

Sun Country Homes
mysuncountryhome.com

FBR Realty, Inc. Real Estate Service
vancouverarearealty.com

2.44 ACRES

Gorgeous Home in Hockinson!

Private, Quiet & Secluded!

$690,000. Wrap around porch overlooking trees & pond. 4 bedroom+ office+breakfast rm & a bonus room w/ separate stairway. New 50 year roof & fascia boards 9/2017. Impressive high ceiling entry. Formal dining. Wood floors. All bedrooms have attached baths. Main floor master+ master up. Newer back deck w/ ramp. EFA + HP. Beautiful custom floor plan on 2.44 acres. 400amp service. Pellet stove. ML# 18267556.

DENISE ANDERSON
360-281-7154
denisea@johnlscott.com
johnlscott.com/denisea

John L. Scott Real Estate

6.3 ACRES

Gated & Private Cougar Creek Estates

Enjoy outdoor living in lush green surrounds with deck, fire pit, hot tub and hiking

$675,000. 4 bedroom, 4 bath home with unique features such as Australian Cypress wood floors, travertine tile, brick and stone accents. The master suite features vaulted ceilings, loft and deck. The master bath with a roman soaking tub, walk-in shower and heated floors. An elevator/dumb waiter to the 2nd level. ML# 18000717.

DAVE DUMAS
360-600-9077
dave@davedumas.com
davedumas.com

kw Premier Partners Keller Williams

OPEN TODAY 12-3

Charming 5 Bedroom Home on 3 Acres

400 ft of Salmon Creek Frontage

5505 NE Salmon Creek Street, Vancouver

$639,900. This lovely, close-in home on acreage offers a storybook setting, a welcoming country front porch, plenty of open grass to play on and a natural grove of old growth trees to meander through and walk down to the creek. Sip tea on the large, covered back deck and take a dip in the pool. Inside lots of knotty pine, updated kitchen, main floor master with updated bath and vaulted den! 4 Bedrooms up with bath (even hidden closet!). Complete guest suite on main floor. ML# 18334014.

DEBRA WARNOCK
360-921-4821
pawwarnock@comcast.net
debrawarnock.withwre.com

Windermere Real Estate

5 ACRES

Fantastic Meadowglade Location

Looking for privacy, acreage and room for a shop?

$519,000. Convenient access to freeway & shopping. Beautifully maintained home w/tile floors, formal living & dining rooms. Master suite has 2 walk in closets, jetted tub, tile shower, dual sinks. Extra deep garage w/utility sink, dual water filtration, additional insulated and wired 12'x12' workshop, plus shed, playhouse and garden. ML# 18191437.

JENNIFER BELMORE
360-624-7090
Jennifer@JenniferBelmore.com
jenniferbelmore.com

Windermere Real Estate

5 ACRES

Your Beautiful Country Home is Awaiting You!!

Only 30 min to PDX this 5-acre property sits along the Washougal River

$484,900. An Area Rich in Nature, Hiking, Hunting, Fishing.. Enjoy the Scenic Drive Home to Your Wrap Around Porch, Perfect for Entertaining, Covered Back Porch, Hot Tub, Variety of Fruit Trees/Bushes. Interior Boasts Personality often only found in much older homes, Hardwood Floors, 2 Fireplaces, Lots of Windows. ABSOLUTELY MUST SEE! ML# 18196451.

CARRIE CUNNINGHAM
360-690-6671
carriecunningham@cbbain.com

Coldwell Banker Bain

5.23 ACRES

A Retreat in the Country

Well cared for 1915 Circa Farmhouse sitting on 5.23 private acres w/trees & pasture

Natural wood & built-ins reflect the home's historical heart. Cozy kitchen with corner propane stove. Spacious living room with wood insert fireplace. Library plus Den with double French doors to 16x17 deck. Barn w/lean to. 4 car detached carport. Historic 3 story water tower. 24 miles to downtown Vancouver & 32 miles to PDX. ML# 18085225.

TARI BURBACK
360-518-5766
tariburback@hasson.com
tariburback.hasson.com

HASSON COMPANY REALTORS

Windermere
REAL ESTATE

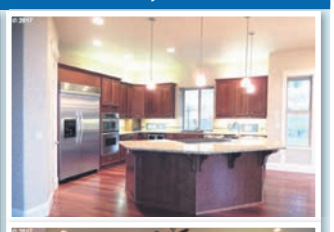
OPEN SUNDAY 11-1 — 29413 NE Lewisville Hwy, Battle Ground

BEAUTIFUL 5 ACRES ESTATE WITH BREATHTAKING VIEWS TO THE CASCADE FOOTHILLS

Gated and partially fenced. Complete remodel in 2016 by Tuscany Homes. Gourmet kitchen, Bonus Room w/Bath & Storage plus oversize Garage. Main house is 2,568 sq ft. Guest House is 2,188 sq ft(5 BR/2 Bath) + Shop. All freshly painted and new roofs. New Heat Pump & Furnace in 2017. Unlimited opportunities here! This home sparkles! ML# 18209068.

Hosted by Debra Luepke 360-903-9743 & Libby Montoya-Bunkley 360-975-8100

OPEN SUNDAY 2-4 — 14600 NW 52nd Ct, Vancouver

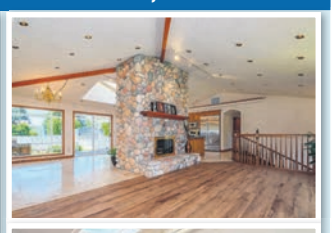
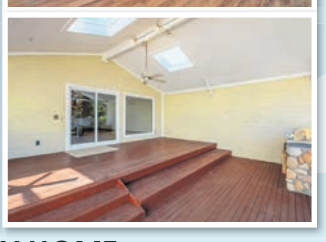


BEAUTIFUL OPEN FLOOR PLAN FROM STREET OF DREAMS HOUSE DESIGN

Unique 6 bedroom house with private guest suite on main. Office w/custom cabinets, built in gun safe. Addl bed and bonus on Main. Master with dual closets. Awesome man cave/theater area/family entertainment space w/wet bar. Massive garage can accommodate 6 cars, RV dump, Patio with gas fireplace! Bonus on main virtually changed to dining room.BOM due to Buyer Financing Only! ML# 17618303.

Hosted by Zara Roth 503-502-3387

CALL FOR SHOWING — 700 NW 94th St, Vancouver

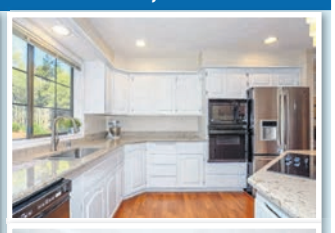
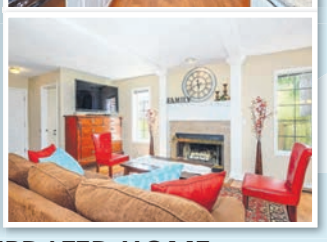



UPDATED, SPACIOUS FAMILY HOME

With an attached 30 X 40 ft. 2-story shop/garage with 14 ft. overhead door in a suburban setting, this is it! This expanded multi-level home with huge covered deck features built-in BBQ. Custom open oak-tread staircase connects pool table-sized rec room, bedrooms & bath from main floor living. Spacious master suite with vaults & skylights! ML# 18240596.

Hosted by Barbara Corigliano 360-606-7641

OPEN SUNDAY 2-4 — 8304 NW 12th Ave, Vancouver

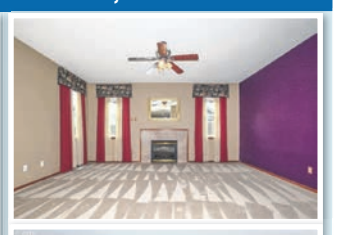
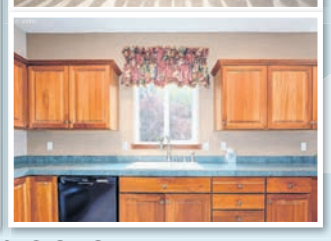



LAKEVIEW ESTATES-BEAUTIFULLY UPDATED HOME

Entertain in the updated kitchen with cook-island, NEW granite counters & NEW appliances. Kitchen opens to large family room with wood burning fireplace & eating area. Peaceful patio & well-manicured backyard. 3 bedrooms with large bonus (4th BD) up. Spacious master suite with NEW flooring, jetted tub, double vanity, walk in closet. Formal living & dining. Large utility room with built-ins. Den/ office on main. Columbia River HS. ML# 18530364.

Hosted by Barbara Corigliano 360-606-7641

OPEN SUNDAY 1-3 — 1201 SW 21st Ave, Battle Ground

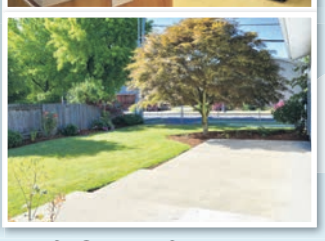



THIS IS IT, JUST REFRESHED SPACIOUS COLONIAL WITH ALL THE FEATURES!

Cherry kitchen cabinetry, quality stainless steel appliances, new carpeting throughout, gas fireplace w/fan, some new interior painting, tall ceilings & vaults, porcelain tile entry & countertops and a huge bonus room! Don't miss the extra/ RV parking on the side & very private backyard with raised garden bed, tool shed & large custom patio. Fridge, washer & dryer stay! ML# 18137257.

Hosted by Jo Powell 360-281-1836

OPEN SUNDAY 1-3 — 222 14th St, Washougal



DISCOVER ALL THE GREAT FEATURES OF THIS EASY LIVING CUSTOM RANCH STYLE HOME

And if you want an office or hobby room with outside entry from the back yard, find it here. Check out the 740+ square foot garage with sink and shop area. Or, if you have an RV, there's plenty of room to park it in the back yard, or you can garden to your heart's delight. All this plus new carpet and it's ready for you to move in. Come see it today. ML# 18574188.

Hosted by Mike Lamb 360-921-1397

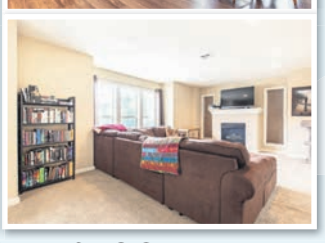
CALL FOR SHOWING — 11214 NE 11TH Ave, Vancouver

AN ENTERTAINER'S DREAM! THIS BEAUTIFULLY STYLED RANCH HOME HAS IT ALL!

Updated kitchen & bathroom, double oven, five burner gas stove, stainless steel appliances, instant hot water, wainscoting, vaulted ceilings in living area, skylights/sun tubes, wet bar, surround sound, wrap around deck, manicured yard, Milgard windows, new doors, ac, & brand new roof. Gravel RV driveway & fenced backyard add to this wonderful find. ML# 18025182.

Hanna Bederson 360-271-5568

CALL FOR SHOWING — 1975 34th St, Washougal



THIS COMFORTABLE END-UNIT TOWNHOME IS LOCATED IN A CUL DE SAC AND BACKS TO A QUIET GREEN BELT

Enjoy watching the wildlife from your deck or cozying up next to the gas fireplace. 3 bdrms and 2.5 baths, plus a finished bonus room with an additional full bath on the lower level, for a total of 2,028 sq ft. Townhome is elevator ready. Easy access to SR14 and only 25 min to PDX. Come see it today! ML# 18341295.

Hosted by Rachel Layman 360-549-5437

CALL FOR SHOWING — 17405 SE 15th Way, Vancouver

GREAT CONDO IN DESIRABLE FISHERS LANDING NEIGHBORHOOD! MASTER ON THE MAIN!

2 additional bedrooms upstairs (one is loft style but has window and closet) with full bath! Formal living room with combination dining room. Kitchen with island open to cozy family room with fireplace. AC. Covered patio for all year! Gas, 2 car garage, low HOA's! ML# 18140044.

Hosted by Jo Powell 360-281-1836

CALL FOR SHOWING — 13216 NE Salmon Creek Ave, Vancouver

LOVELY PARK LIKE SETTING SURROUNDS THIS FABULOUS WATER'S EDGE CONDO WITH TWO MASTER SUITES!

Also, wood fireplace and private deck with view of trees. All appliances included. Attached garage, with work bench, provides lots of storage. Facilities include rec room, gym, & pool. Conveniently located near HWY's, hospitals, shopping, WSU and more. ML# 18497460.

Hosted by Rochelle Barber 503-419-7355

windermerevancouver.com

TerrieCox
— WORLD RANKED BROKER —

REAL ESTATE EXPERIENCE
AND EXPERTISE ARE UNMATCHED!

#1 Broker in Pacific NW, #5 Broker in the U.S., #26 Broker in the World
2017 Stats

C: 360.607.4100 O: 360.699.5100 terrie@terriecox.net **USA-Relocate.com** RE/MAX COLLECTION

HOMES WITH ACREAGE

5 ACRES

CUSTOM HOME ON 5 ACRES ★ *$1,100,000*

22515 NE 88th Street, Vancouver, WA 4 Bedrooms, 3.5 Bath | 3,872 SF

This beautiful fenced-in ranch is a horse lover's paradise. Featuring a regulation size indoor riding arena, unbelievable views, and plenty of privacy, it's hard to believe this home is so close to Portland and world class shopping.

Video Tour: 88.USA-Relocate.com

2.43 ACRES

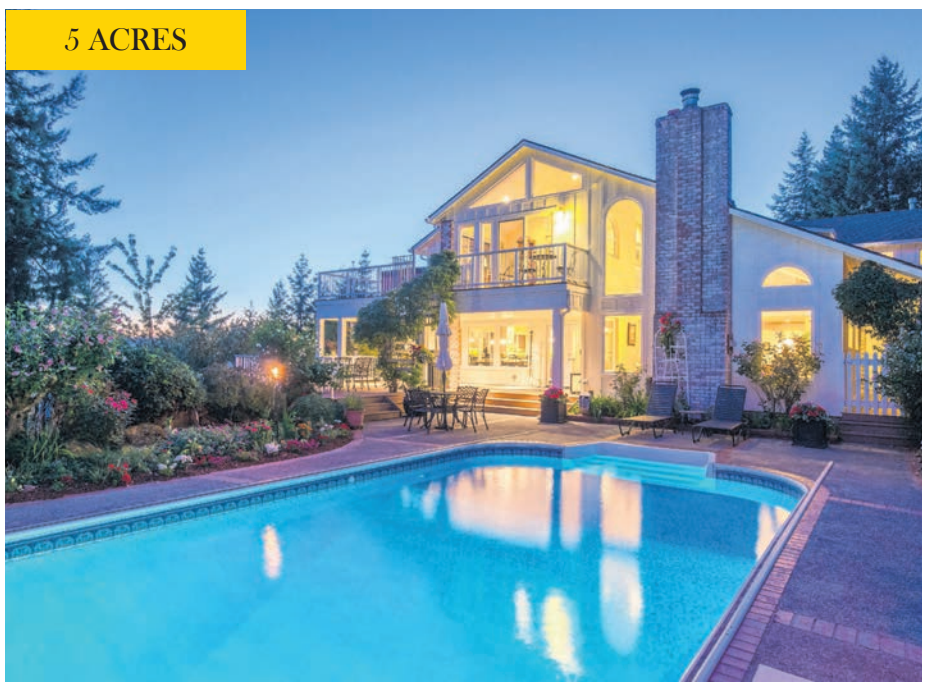
GORGEOUS CUSTOM HOME ★ *$1,000,000*

111 S Luoma Road, Woodland, WA 4 Bedrooms, 3 Bath | 6,002 SF

With two covered decks and 22 windows lining the home's southern facing wall, there is no shortage of natural light or breathtaking views. With a master on the main floor, high ceilings, and Brazilian Cherry hardwood floors, this home is a masterpiece of design and custom woodwork. This gorgeous Ranch home is also conveniently located and just minutes to Lake Merwin recreational area, the freeway, and shopping.

Video Tour: 111.USA-Relocate.com

5 ACRES



ROOM FOR THE WHOLE FAMILY ★ *$899,000*

35516 NW 35th Court, La Center, WA 4 Bedrooms, 3 Bath | 4,948 SF

Surrounded by babbling streams and ponds, this one-of-a-kind 5-acre lot is filled with natural beauty. From the in-ground pool to the large covered decks & patios with scenic views of Mt. Hood and the Colombia River Valley, this home offers something new to explore with each season. This family-friendly home is complete with a spacious game room, exercise room, and plenty of cozy nooks to escape for some quiet time.

Video Tour: nw35th.USA-Relocate.com

6.23 ACRES

CUSTOM MASTERPIECE ★ *$750,000*

108 Hurn Road, Woodland, WA 5 Bedrooms, 4 Bath | 5,624 SF

A secluded oasis, this home is surrounded by fir trees situated on a quiet, 6-acre lot that's conveniently located just minutes from I-5. Create the perfect in-law suite or guesthouse downstairs with a separate entrance living space with full kitchen, laundry, bathroom, two bedrooms, and fireplace. And don't forget about R&R—after a long day, there's nothing better than unwinding in the master suite's private soaking tub complete with fireplace.

Video Tour: 108.USA-Relocate.com

6.23 ACRES

YOUR OWN FOREST-LIKE OASIS ★ *$700,000*

19127 NE 158th Street, Brush Prairie, WA 4 Bedrooms, 3 Bath | 3,262 SF

Escape to your gorgeous, tranquil home! Located in a serene setting surrounded by towering trees, beautiful landscaping, and covered decks to take it all in, this home offers the peace and quiet we're all after. With a gated property and plenty of room for a shop, this home is the ultimate oasis.

Video Tour: peaceful.USA-Relocate.com

2.92 ACRES

BREATHTAKING VIEWS! ★ *$600,000*

38810 SE 14th Street, Washougal, WA 4 Bedrooms, 3 Bath | 3,255 SF

With views of snow-capped mountains, this private forest-like oasis stuns with meticulous landscaping, raised garden beds, a greenhouse, brand new deck, and plenty of room for a shop. Inside, huge windows open up the space and bring the gorgeous scenery with you. The see-through fireplace connects the kitchen and great room, making it the beautiful heart of the home. With a finished basement with two bedrooms, one bathroom, and a fireplace, guests even have their own suite for extended stays.

Video Tour: 14.USA-Relocate.com

LICENSED IN WASHINGTON AND OREGON

Cyan Magenta Yellow Black Sunday, June 17 F10£££££

Terrie Cox
WORLD RANKED BROKER

REAL ESTATE EXPERIENCE AND EXPERTISE ARE UNMATCHED!

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2017 Stats

C: 360.607.4100 O: 360.699.5100 terrie@terriecox.net **USA-Relocate.com** RE/MAX COLLECTION

3 HOME ESTATE ON 11 ACRES
$2,900,000 ★ *3508 NW 161st Way, Ridgefield*
4 Bedrooms, 5 Bath | 6,869 SF
Main House, Guest House, Pool House, Shop, Pool & Spa!
Video Tour: 161.USA-Relocate.com

BREATHTAKING COLUMBIA RIVER & MT. HOOD VIEWS
$2,000,000 ★ *7711 SE 16th Cir., Vancouver*
4 Bedrooms, 4 Bath | 5,251 SF
Custom home on cul-del-sac in gated community.
Video Tour: 16th.USA-Relocate.com

ENDLESS POSSIBILITIES ON 20 ACRES
$1,850,000 ★ *32450 S Wright Rd., Molalla, OR*
4 Bedrooms, 4.5 Bath | 4,874 SF
Sprawling 20-acre equestrian estate has something for everyone.
Video Tour: swright.USA-Relocate.com

ESTATE ON 3.71 ACRES WITH SHOP
$1,575,000 ★ *26252 SE Kelso Rd., Boring, OR*
5 Bedrooms, 4.5 Bath | 6,807 SF
Gorgeous lodge-style home w/stunning territorial and Mt. Hood views.
Video Tour: Kelso.USA-Relocate.com

MODERN WATERFRONT MASTERPIECE
$1,275,000 ★ *135 N Lotus Dr., Portland*
3 Bedrooms, 3 Bath | 3,203 SF
This extraordinary home sits right at the Columbia River's Edge at the Marina. Amazing Views.
Video Tour: Lotus.USA-Relocate.com

CUSTOM HOME ON 5 ACRES
$1,100,000 ★ *22515 NE 88th St., Vancouver*
4 Bedrooms, 3.5 Bath | 3,872 SF
Beautiful fenced-in ranch is a horse lover's paradise.
Video Tour: 88.USA-Relocate.com

GORGEOUS CUSTOM HOME
$1,000,000 ★ *111 S Luoma Road, Woodland*
4 Bedrooms, 3 Bath | 6,002 SF
Two covered decks and 22 windows, no shortage of natural light or breathtaking views.
Video Tour: 111.USA-Relocate.com

BRAND NEW CONTEMPORARY MASTER-PIECE, ICF CONSTRUCTION ON LARGE LOT
$1,000,000 ★ *1114 NE 145th Ave., Vancouver*
4 Bedrooms, 4.5 Bath | 4,089 SF
German ingenuity with modern simplicity, transforms this home into an entertainer's dream.
Video Tour: 1114.USA-Relocate.com

NEW CONTEMPORARY MASTERPIECE
$950,000 ★ *1110 NE 145th Avenue, Vancouver*
4 Bedrooms, 4.5 Bath | 3,814 SF
Brand new home in desirable First Place is the ultimate expression of good taste and creativity.
Video Tour: 1110.USA-Relocate.com

STORYBOOK HOME WITH BED & BREAKFAST FEEL ON 5 ACRES
$899,000 ★ *35516 NW 35th Court, La Center*
4 Bedrooms, 3 Bath | 4,948 SF
Only 28 Miles to PDX!
Video Tour: nw35th.USA-Relocate.com

CUSTOM DREAM HOME OUTDOOR ENTERTAINER'S DREAM
$750,000 ★ *1726 NW 37th Avenue, Camas*
4 Bedrooms, 2.5 Bath | 3,582 SF
Master on main. Phenomenal neighborhood!
Video Tour: nw37th.USA-Relocate.com

DUAL LIVING LOCATED ON 6+ ACRES
$750,000 ★ *108 Hurn Road, Woodland*
5 Bedrooms, 4 Bath | 5,624 SF
Great for home based business. Room for shop!
Video Tour: 108.USA-Relocate.com

FOREST-LIKE OASIS ON 4 ACRES
$700,000 ★ *19127 NE 158th St, Brush Prairie*
4 Bedrooms, 3 Bath | 3,262 SF
Serene, tranquil, beautiful landscaping, and covered decks! *Video Tour: peaceful.USA-Relocate.com*

BRAND NEW CUSTOM HOME JUST 2 BLOCKS FROM THE RIVER
$679,000 ★ *4308 SE 166th Court, Vancouver*
4 Bedrooms, 4 Bath | 3,197 SF
Walk to the river only two blocks away.
Video Tour: se166th.USA-Relocate.com

2.92 ACRES OF BREATHTAKING VIEWS OF SNOW CAPPED MOUNTAINS!
$600,000 ★ *38810 SE 14th Street, Washougal*
4 Bedrooms, 3 Bath | 3,255 SF
Room for shop. Private, forest-like oasis!
Video Tour: 14.USA-Relocate.com

LUXURY GATED TOWNHOME BACKS TO GREENBELT
$595,000 ★ *4332 SE 178th Place, Vancouver*
3 Bedrooms, 2.5 Bath | 3,470 SF
Large patio for summer-time tranquility.
Video Tour: 178th.USA-Relocate.com

IMMACULATE HOME IN DESIRABLE NEIGHBORHOOD ON CUL-DE-SAC
$525,000 ★ *15508 SE 39th Circle, Vancouver*
4 Bedrooms, 3 Bath | 2,788 SF
Great location! Close to I-205 bridge, 8 min to PDX!
Video Tour: 39th.USA-Relocate.com

ENTERTAINER'S DREAM HOME ON TRANQUIL GREEN BELT
$525,000 ★ *4708 Y Street, Washougal*
5 Bedrooms, 3.5 Bath | 3,689 SF
Backyard paradise with 2 fenced decks & firepit!
Video Tour: yst.USA-Relocate.com