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July 29, 2018



# Columbian HOMES

FOR SALE

FOR RENT

HOME SERVICES

columbianhomes.com



**Modern Style Townhouses - Move in Ready.**

SEE PAGE F3



**Remodeled 2-story home with boat/RV parking. 4 Beds/2.5 Baths, 2,080 sqft.**

SEE PAGES F4



**2018 NW Natural Parade of Homes Coming Soon.**

SEE PAGE F3 to be part of the show guide.



**Open House Directory.**

SEE PAGE F5



**Quail Hill, Ridgefield's Newest Premier Neighborhood with Move in Ready Homes!**

SEE PAGE F3



## DOWN PAYMENT PROTECTION

### A Key Consideration to Protect Investments in Homeownership

Conventional wisdom says that if you plan to purchase a home you should expect to stay in one place for at least the next five to seven years. This, hopefully, helps you gain the advantages of building equity as the home increases in value.

This idea is quickly turning on its head as homebuyer preferences have changed over recent years. While many homebuyers expect to own a home for 30+ years, it will not likely be in the same home for all of those years. Instead, trends suggest homebuyers expect to move within seven years of purchasing a home and they expect to change jobs every three years.

If a homeowner moves in the first two to seven years after purchasing a home, home values may not appreciate since it's still close to the purchase of the home. Additionally, if the equity hasn't appreciated and home values are down, the down payment may be lost with the sale of the home.

Furthermore, for many first-time homebuyers, pulling together a down payment is a big commitment. It can take years or even decades to save enough for a down payment, and it's often a significant portion of a homebuyer's investment. This coupled with concerns about which way the real estate market will turn in the next few years, can add additional pressure to the homebuying process.

To protect their hard-earned investment and alleviate uncertainty, homebuyers might consider working with a lender that offers a down payment protection product. Down payment protection is a type of insurance designed to protect a homebuyer's down payment against changes in market prices. It allows them the freedom and flexibility to move when they need, no matter if it's a new job or growing family. All with the confidence that their down payment is protected should they need to sell their home at a loss due to market conditions.

Typically, down payment protection insurance is added as part of a homebuyer's mortgage. Should they sell between two to seven years of homeownership and sustain a loss, a portion of their down payment may be

eligible for reimbursement to use towards the purchase of their next home.

As John Lennon famously said in song, "Life is what happens to you while you're busily making other plans." The vision of staying in one home for 30 or more years is a wonderful vision yet not likely to be the reality for homebuyers in today's housing market.

Innovative programs like down payment protection is just one way consumers can protect their hard-earned investment. Asking a lender if they offer down payment protection insurance during a purchase could help homebuyers save in the long run. It provides peace of mind that no matter which way the market turns, homeowners can still enjoy all the benefits of homeownership while chasing after the best of life's dreams, no matter where those dreams take them.

*"Evergreen +Plus" is down payment protection provided exclusively by PVI Agency, LLC dba ValueInsured a licensed agency in all 50 states and the District of Columbia. PVI Agency is not affiliated in any manner with Evergreen Home Loans. Terms and conditions of the insurance described herein as Evergreen +Plus, including pricing, are determined solely by the issuer of the coverage. PVI Agency, LLC dba ValueInsured. Approval of your mortgage loan from Evergreen Home Loans will not be conditioned upon your obtaining down payment protection. Certain loan products do not qualify for Evergreen +Plus.*

**Sponsored by: Leslie Girard - NMLS 58461, Branch Manager & Sr Loan Officer - The Girard Team at Evergreen Home Loans. 360-254-2610 | www.TheGirardTeam.com**



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### No Savings? Problem or Not?

Many would-be homebuyers are often heard that they are saving to buy a home. Some have discovered newer ways to accomplish the goal sooner. I'm happy to see that these future homebuyers are asking the right questions and seeking advice from mortgage advisors.



Recently, I was asked about how one of the newer ways to save for a down payment worked through a crowdfunding site. First, I want to remind everyone that whenever there is an offer of money, there also

come requirements. Nothing is ever free.

Sites like apps and offers are backed through companies. I understand it can be frustrating when there is no one to speak when there are questions through one of these sites. When you are making your mortgaging plan, I suggest making the plan all the way into making payments and living in the home and having questions about your mortgage after moving into the home. This can help you envision the full process when you choose your method of mortgage.

Crowdfunding sites are web-based sites. The site asks you to add photos and a story. To my knowledge, there is a not a guide about what is okay to share and what is not okay to place on the site regarding privacy protections. You are solely responsible. These sites offer a prequalified online application prior to crowdfunding and you may be assigned to a fundraising coach who

later may seek to mortgage your home.

As you "raise" funds through friends and family by crowdfunding, your social media accounts are linked to the crowdfunding site. Fundraisers raising a down payment share with friends and family that this is not a fake request, but real. Often, fundraisers tell about recently paying for a wedding or about being denied a mortgage loan because of lack of savings.

When a goal is reached through the crowdfunding site, the backer of the site may seek to finance a loan. There are more questions than answers about crowdfunding. Keep talking about all of the pluses and minuses and thank you for emailing your questions to me at MPattullo@PeakMtg.com

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12800 NE SALMON CREEK AVE #B108, VANCOUVER, WA 98686 2BR, 2BA | 1,465 SQ FT | \$374,900

8' wood doors, vaulted ceilings, hardwoods, and skylights - Master suite with walk-in closet, double sinks, and oversized soaking tub  
Vaulted living room opens to kitchen with stainless steel appliances - Large windows in living room showcase green space off patio



MLS 18398900

[wollamassociates.com](http://wollamassociates.com)



All information is deemed reliable, but not guaranteed.



**Brian Stone**  
Mortgage Advisor  
NMLS #874759



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Vancouver, WA 98661

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ONE REALTYONEGROUP



Dianne Morris  
360-635-1121

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1409 SE 181st Ave  
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**EXQUISITE CUSTOM BUILT HOME ON HALF OF ACRE \$725,000.** East Hampton neighborhood of Fisher's Landing on a beautiful half acre lot! No detail has been overlooked inside or outside! Chef's kitchen with high end appliances and granite. This amazing yard comes with a custom built patio cover for entertaining with a gas fireplace to keep you cozy! This home has everything you could want. Detached shop with guest quarters above, RV pkg and sport court! Must see! ML# 18021574.





# Featured HOMES

**OPEN SAT & SUN 10AM - 2PM**  
11619 NE 36th Ct., Vancouver, WA 98686

**RICHARD BALLEW REALTY**

**PRIVATE SETTING** **\$849,900 \$819,900**

- Private home with multiple decks, in-ground pool, fireplace, A/C, in-ground sprinklers, surround sound system, and a main floor TV room.
- 3723 Sq. Ft., 4 Bedrooms, 2 Bathroom Home on 0.8 Acres.
- Kitchen with granite slabs, built-in wine fridge, and high end stainless appliances.

RMLS # 18639072

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- Tankless H2O waters
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**CEDAR CREEK**

- 10 LOTS IN DESIRABLE RIDGEFIELD, WA
- Starting in the \$400's
- MODEL HOME 3400 N 10th Street, Ridgefield
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**KELLY WHITTINGHAM** **ONE REALTYONEGROUP CASCADIA**  
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**Columbian HOMES**

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**Modern Style Townhouses**  
Brand New

**OPEN SAT & SUN 1-4**

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.

**DUSTIN HO**  
360.513.6516

**One of a Kind Design**  
NW Elite Homes

**OPEN SAT & SUN 11-2**

1611 S 8th Way, Ridgefield  
**\$699,900**

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.

**Hillhurst Estates**

**Incredible Daylight Ranch**  
NW Elite Homes

**OPEN SAT & SUN 11-2**

800 S 19th Place, Ridgefield  
**\$729,900**

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!

**PARKER BRENNAN REAL ESTATE**

**Windermere**  
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Windermere Stellar

**CALL FOR SHOWING** 8304 NW 12th Ave, Vancouver

**\$515,000**



**NEW CARPET THROUGHOUT, FRESHLY PAINTED**

Bonus. Entertain in the updated kitchen with cook-island, NEW granite counters & NEW appliances. Kit 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 w/NEW flooring, jetted tub, double vanity, w/i closet. Formal living & dining. Large utility room with built-ins. Den/office on main. CRS HS. ML# 18250337.

Hosted by Barbara Corigliano 360-606-7641



**OPEN SUN 1-3** 2202 NW 143rd Cir, Vancouver

**\$344,900**



**SINGLE LEVEL LIVING & IMMACULATE!**

Great floor plan, open with vaulted ceilings throughout & skylights. Updated kitchen, French doors in office/bedroom, large master suite with walk in. Gas fireplace & open great room. Inside laundry. New roof. Private lot, RV parking, large covered back patio. Convenient location near freeways, schools, shopping. ML# 18334151.

Hosted by Curtis Ambrose 360-600-9202 & Joylene Swanberg 503-319-3884



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**360-694-4050**  
windermerevancouver.com

**STEAMBOAT LANDING STUNNER \$755,000**

**SOLD**

**3609 SE 139th Avenue - Vancouver**



Superb Contemporary Home. Remodeled with new flooring, new stonework around gas fireplaces and a fully finished lower separate bonus room and bathroom. Featuring River views from every room. 3 balconys to soak in the views and be outside, a fenced back yard and patio - overall a place that will wow your guests.

3609139th.hasson.com

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**OUTSTANDING OPPORTUNITY \$475,000**

**20610 NE 172nd Street - Brush Prairie**



Incredible opportunity to own over an acre. 2800+ living space, plus an additional 500+ above the detached 2 car garage. Home a double master bedroom option, plus 3 bathrooms on main floor. Wraparound deck overlooking your land. Hockinson schools to wrap this up! Come and snap this up.

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**NEW PRICE \$369,900**

**13517 NE 96th Street - Vancouver**



Remodeled 2-story home w/boat/RV-parking. 4 Beds/2.5 Baths. 2,080 sqft. New roof, granite, NEW flooring, NEW paint, NEW fixtures. Stainless steel gas appliances. Private backyard with pond.

1351796th.hasson.com

**Dineve Ramirez, Broker**  
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**SPACIOUS HOME ON LARGE LOT \$310,000**

**1366 N 22nd Street - Washougal**



Ranch home, conveniently located to highway, shopping, and restaurants. Just a short walk to the river. Huge back and side yard, with enough room to fit a boat and RV.

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**HOMEWISE | REAL ESTATE TIPS AND ADVICE**

# The Art of Strategic selling

No matter how nice your house looks when you put it up for sale, there are other factors that can affect how much your home is appraised for or how much buyers are willing to pay.

You likely won't be able to turn all of these factors to your favor, but with good marketing in your online ads you can mitigate some of this. Talk to your real estate agent about the best ways to use the market to your advantage.

**TIMING**

If you're moving for a job or your next home is dependent on the sale of your current home, when you put your home on the market may not be up to you. If you have some flexibility, though, choose the time that will be most beneficial. Nerdwallet advises against listing your home when there are dozens of other, similar homes for sale at the same time. As a seller, you want the law of supply and demand to be on your side and your home to have as little competition as possible.

**YOUR NEIGHBORHOOD**

Granite countertops, hardwood floors and a gorgeous yard may get buyers excited about your house, but a rundown house next door or a less than appealing look to your block can factor into your home value. If you live in a community with an HOA, call your management company and report any violations to get the area cleaned up. Most of the



**REAL ESTATE 101**

**THE BEST DAY TO LIST**

It's well known that spring marks the beginning of the busy season for real estate agents in most markets. In fact, according to the National Association of Realtors, April 1 is the most popular date to list a home for sale — no fooling! After April 1, the months of April, March, May, June and July are the most popular months for new listings, respectively, according to NAR. NAR's researchers also have narrowed down the data further, determining that Thursdays and Fridays are the most popular days of the week to list a home for sale.

time, however, there's not much you can do about such external factors.

What you can do, according to Bankrate, is highlight the positives of the

neighborhood. Do you live on a quiet street but have easy access to the freeway or major roads? Maybe the school system is great or you live close to a beautiful

park or urban trails. In the ad, highlight the family-friendliness of the area or how quickly you can get to downtown or shopping.

**WHO POTENTIAL BUYERS ARE LIKELY TO BE**

If the economy is booming, you may be looking at first-time homebuyers. If you live in a popular tourist area, people may be shopping for summer or Airbnb homes. If you live in a big college town, you might be selling to someone who wants to rent the home out. Think about how to market the features of your house and neighborhood to the people most likely to be looking at your house.



# OPEN HOMES TODAY



**1PM - 3PM**  
**18403 NE 111th Ave, Battle Ground**  
**\$639,000**  
 5 Bed • 2 Bath • 3700 SF  
 Multi-Generational w/2 homes. 1280 SF ADU can fill many needs. 32ftx48ft pole barn. Generously sized bonus room on main. Close to shopping and SR-503.  
**Mike & Linda Owens 360-356-0094**  
 Windermere Stellar



**11AM - 6PM**  
**13715 NW 56th Ave, Vancouver**  
**\$587,900**  
 4 Bed • 3 Bath • 3077 SF  
 Open great room concept, bdrm on main & full bath. Spacious kitchen w/island & pantry. Covered patio for year round entertaining. Everything included home.  
**Olga Fissel 503-351-8735**  
 LENNAR



**11AM - 6PM**  
**4806 S 18th St, Ridgefield**  
**\$558,000**  
 5 Bed • 3 Bath • 3422 SF  
 These brand new homes include a high level of features and upgrades all at no additional cost including Lennar's new Wi-Fi CERTIFIED home design and integrated home automation!  
**Melinda Shoote 360-635-7911**  
 LENNAR



**11AM - 6PM**  
**13908 NW 55th Ave, Vancouver**  
**\$548,400**  
 3 Bed • 2 1/2 Bath • 2762 SF  
 Everything included: all applcs, AC, blinds, landscaping w/fence & more. Community park. Close to trails, dining, shopping, great schools.  
**Olga Fissel 503-351-8735**  
 LENNAR



**11AM - 6PM**  
**13707 NW 56th Ave, Vancouver**  
**\$540,900**  
 4 Bed • 3 Bath • 2507 SF  
 NextGen Plan- w/attached private suite w/separate entry, kitchenette, W/D, fridge. Spacious kitchen w/island, dual ovens, gas cooktop & large pantry.  
**Olga Fissel 503-351-8735**  
 LENNAR



**11AM - 6PM**  
**7908 NE 181st Ave, Vancouver**  
**\$539,900**  
 4 Bed • 3.5 Bath • 3180 SF  
 Beautiful new NEXT GEN home. Separate entry to suite, large main living area & 3 bedrooms/loft upstairs. Surrounded by trees and mountain view - cul de sac, walking trail to bridge over Fifth Plain Creek.  
**Marleen Sperr 360-241-7221**  
 LENNAR



**11AM - 6PM**  
**4842 S 18th Dr, Ridgefield**  
**\$496,950**  
 3 Bed • 2.5 Bath • 2557 SF  
 Move In Ready! These brand new homes come with a high level features and upgrades at no additional cost including Lennar's new Wi-Fi Certified home design and automation.  
**Melinda Shoote 360-635-7911**  
 LENNAR



**11AM - 6PM**  
**4750 S 18th Dr, Ridgefield**  
**\$495,000**  
 3 Bed • 2+ Bath • 2557 SF  
 Master Bdrm & Den on main. Huge bonus rm & 2 addl BDs up. Lennar's new Wi-Fi Certified home design and automation. Move in this Aug!  
**Melinda Shoote 360-635-7911**  
 LENNAR



**11AM - 6PM**  
**4763 S 18th Dr, Ridgefield**  
**\$493,500**  
 3 Bed • 2.5 Bath • 2557 SF  
 Master & Den on main. Huge bonus rm & 2 addl BDs up. Quartz Slab w/ss GE wall oven, microwave, gas 5 burner cooktop, and island. Laminate flooring in entry, hall, kitchen and dining.  
**Melinda Shoote 360-635-7911**  
 LENNAR



**11AM - 6PM**  
**4747 S 18th St, Ridgefield**  
**\$492,000**  
 3 Bed • 2.5 Bath • 2387 SF  
 Sleek Quartz kitchen w/ss GE wall oven, microwave, gas 5 burner cooktop, and island. Laminate flr in entry, hall, kitchen and dining. Master boasts tiled shower, soaking tub & tile floors.  
**Melinda Shoote 360-635-7911**  
 LENNAR



**11AM - 6PM**  
**7900 NE 181st, Vancouver**  
**\$478,900**  
 3 Bed • 2.5 Bath • 2578 SF  
 Main level master spa suite! Complete end of August! Broadly sought after community w/entry to Union High District. Arctic White Granite w/Gray Shaker cabs & SS applcs. AC, landscape included!  
**Marleen Sperr 360-241-7221**  
 LENNAR



**1PM - 3PM**  
**3583 U Street, Washougal**  
**\$469,000**  
 4 Bed • 2.5 Bath • 2350 SF  
 Upgrades galore, situated in Cul-de-sweeping views of Mt Hood & Columbia River. Office/den, great room, open concept. Deck upstairs overlooking city. Zen backyard.  
**Jo Powell 360-281-1836**  
 Windermere Stellar



**11AM - 6PM**  
**4704 NE 109th St, Vancouver**  
**\$454,900**  
 4 Bed • 3 Bath • 2,634 SF  
 Move in August! Everything Included features, plus Amazon Home Automation. Spacious 2 story, private drive, surrounded by trees.  
**Jodi Carwan 360-624-2208**  
 LENNAR



**11AM - 6PM**  
**4709 S 18th St, Vancouver**  
**\$449,000**  
 3 Bed • 2 Bath • 1897 SF  
 Surrounded by nature trails and greenspace. THigh level features and upgrades at no additional cost including Lennar's new Wi-Fi CERTIFIED home design and automation.  
**Melinda Shoote 360-635-7911**  
 LENNAR



**11AM - 6PM**  
**4711 NE 110th St, Vancouver**  
**\$430,050**  
 4 Bed • 2.5 Bath • 2322 SF  
 August Move In! \$8000 Closing Costs/\$3000 buy down interest rate with preferred lender if closed by 8/31. Lennar's "Everything Included" home.  
**Jodi Carwan 360-624-2208**  
 LENNAR



**11AM - 6PM**  
**4812 NE 110th Cir, Vancouver**  
**\$406,550**  
 3 Bed • 2 Bath • 1574 SF  
 One level on large homesite on greenspace. "Everything Included" comfortable plan, large entertainment kitchen island. You will love the friendly neighborhood.  
**Jodi Carwan 360-624-2208**  
 LENNAR



**11AM - 6PM**  
**4708 NE 109th St, Vancouver**  
**\$404,900**  
 3 Bed • 2 Bath • 1659 SF  
 One-level with 3-car garage home. Lovely setting near lots of trees. Close proximity to freeways, schools and shopping amenities. You will love the friendly neighborhood.  
**Jodi Carwan 360-624-2208**  
 LENNAR



**10AM - 4PM**  
**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

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**Custom Built View Home Overlooking Silver Lake**

**\$599,000** ML# 18322749

- New Price
- Overlooking Silver Lake. Over 4800 sq.ft. 4 bdrms, 3 baths w/Many Wonderful Features to Appreciate.
- Open Concept Main Level Living.
- Two Decks To Soak in The Views.
- Three Bedrooms on Main, Master Bdrm w/Jetted Tub & Walk-In Closet. Den, Two Family Rooms & Possible Theater Room, Mother In Law Quarters or?
- Huge Shop For Your Cars/Hobbies.
- Lake Access Just a Few Feet Away.
- Beautiful Home & Setting.

DEANNA BRYSON 360-609-5976

**OPEN TODAY 11-2**



**1008 NW 104TH ST Vancouver**

**\$569,900** ML# 18635092

- Multi-Generational Gem in Felida!
- Endless possibilities with two kitchens, 6bd 3ba, A/C, central vacuum, pellet stove
- Wrap-around covered deck and fenced backyard landscaped with fire pit
- Featuring custom master bath, vaulted ceilings, in-wall great room speakers
- RV/Boat parking & separate downstairs exit/entry
- All well maintained & private with room for everyone & everything. This is what you've been waiting for!

MARCUS SAXON 360-761-1000



**Beautiful 2 Story Home**

**\$374,900** ML# 18495492

- 4 bedrooms, laundry room, 2.1 bath, Master bedroom suite, wood blind slats, Refrigerator included, Shelving may be included with the sale
- You also get sprinkler system, raised garden beds, covered patio, AC and many more
- Quiet and centrally located with grocery stores, shopping, and more
- Come check out this amazing home you will not be disappointed.

JOE CAZARES 360-718-0805

**OPEN TODAY 3-5**



**12818 NW 36th Ave, Vancouver**

**\$334,900** ML# 18060617

- Fantastic Felida Home On Huge Lot w/Covered RV Parking, Fully Fenced Yard, Playset & Two Outbuildings w/Power
- Nice Open Floor Plan, Hardwood Floors, Granite, Tile, New Roof & Exterior Paint 2017, Sprinkler System, Stainless Appliances & Vinyl Windows. Brand New Carpet Too!
- Walk to Farrar's Bistro or Mt.Tabor Brewing or for a work out at The Barre. Great Schools!

DEANNA BRYSON 360-609-5976




**Updates, Updates, Updates!!!**

**\$327,500** ML# 18659032

- Come tour this 1386 SF 3 Bed 2 Bath Home that has been remodeled just about everywhere
- New Roof, Trane HVAC System with AC, Beautiful Laminated Hardwoods, Carpet, Paint & More
- Kitchen with Concrete Counters, New Cabinets, Pantry, and Vaulted Ceilings throughout Living Area. Remodeled Baths, New Doors, Trim, LED Lighting. Quiet Garage Door!
- Extra Concrete Patio Area 21X12 Great for Summer BBQ!

DAVID GASSER 360-600-9994



**5 Acres of Hard to Find Washougal Riverfront Land**

**\$324,900** ML# 18323709

- Premier Gated Community. Nestled Right Outside Of Downtown Washougal, This 5.82 Acre Slice Of Heaven Boasts 365ft Of River Frontage. Ready For Your Dream Home.
- Private & Serene River Views.
- Some Clearing Done. Power At Lot.
- Perk Approved.
- Great Country Living With Close Proximity To Town!

DEANNA BRYSON 360-609-5976



**An Oasis in the City!**

**\$267,000** ML# 18082525

- Spacious open-concept layout, well maintained.
- New lighting fixtures and beautiful bamboo flooring in the master bedroom.
- Large kitchen and dining area.
- Private patio. Renovated balcony off living room with views.
- Oversized attached 2 car garage
- Close to Clark College and I-5 freeway. Move-in ready.

JODI FERGUSON 503-887-9320



**Attention Investors!**

**\$250,000** ML# 18109592

- Looking for an investment a highly desirable location
- This home features a large yard to call your own. It has 2 bed and 1 bath on 792sqft
- Located close to John Ball Park only 2-3 blocks, Hough Elementary 2 blocks away.

JOE CAZARES 360-718-0805

**OPEN TODAY 1-4**



**5101 NE 121st Ave #159, Vancouver**

**\$184,900** ML# 18252260

- Fantastic: 2001 3BR, 2Bth, 1296 S.F., Golden West Mfg. Home
- Permanent Greenbelt Lot In Creekside Estates (One of the Finest Over 55 Parks In Clark County)
- Master Suite With Jetted Tub and WI Closet, Kitchen/Dining Area Opening to Large Covered Deck Facing Fabulous Greenbelt
- Masonry Wood Fireplace,\$3,000 Carpet Allowance at Closing, Newer Roof and New Exterior Paint
- Rec Center with Lap Pool, Gated RV Parking
- All Appliances AHS Home Wty

C.J. MONROE 360-921-0766



**Immaculate 2013 Golden West Mfg Home**

**\$129,900** ML# 18145523

- 2BR + Office,1344 SF-Lovely Open Floor Plan Including Brand New Laminate Flooring in Kitchen, Dining Room and Hallway
- Master Suite With WI Closet and WI Shower
- LR Has Coved Ceiling and Ceiling Fan-Island Kitchen with Pantry and Eating Bar-Adjacent Dining Room
- Carport has Storage and Storage Shed in Yard-Fenced on 3 Sides-Fantastic Covered Deck in Front

C.J. MONROE 360-921-0766



**Build Your Dream Home on 3.85 Acres!**

**\$120,000** ML# 18608521

- Great location close to I5 and a view to build your home
- Very nice community. Only minutes from the freeway
- Minimum build for a single story is 1800sqft. It has a well and power
- Will be listed soon with a new home and site is cleared to build.
- Has utilities and a well on the land

JOE CAZARES 360-718-0805

**TO OUR COMMUNITY:**

Cyber fraud is on the rise and home buyers and sellers across the country are increasingly prime targets, and all too often victims of email scams. At *Berkshire Hathaway HomeServices Northwest Real Estate*, we take the security of our clients very seriously. Our brokers and staff are trained to spot email phishing schemes and internal safeguards are in place to protect our clients' personal information.

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 CLARK COUNTY NW | 10002 NE 13th Ave, Ste 110 | 360-574-1381    COLUMBIA TECH | 1498 SE Tech Center Place, Ste 290 | 360-256-0088  
 BATTLE GROUND | 202 E. Main Street | 360-687-4942

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Video Tour: 161.USA-Relocate.com



**3 HOME ESTATE ON 11.64 ACRES!**  
**\$2,900,000** 3508 NW 161st Way, Ridgefield  
4 Bedrooms, 5 Bath | 6,869 SF  
Main House on 6.08 Acs. Elevator, Theater Rm, Office. Guest House. Pool House. Shop. Pool, Spa. Baseball Field. 5.46 Acs Adjacent Buildable Lot - Both Lots Together = 11.64 Acres!

Video Tour: 16th.USA-Relocate.com



**BREATHTAKING RIVER & MTN 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. Main floor master w/fireplace & door to deck. Huge Great Room w/ fireplace & theatre. Foundation is 1-solid piece.

Video Tour: USA-Relocate.com



**CUSTOM HOME IN SUMMER HILL**  
**\$1,250,000** 11900 NE 245th Ct., Brush Prairie  
5 Bedrooms, 4.5 Bath | 5,429 SF  
Unbelievable craftsmanship. 10' Knotty Adler Doors soaring cedar beam ceilings, floor-to-ceiling windows. Luxurious main floor master retreat w/fireplace.

Video Tour: 34th.USA-Relocate.com



**OLD WORLD FRANCE**  
**\$1,200,000** 1312 NW 34th Ave., Camas  
4 Bedrooms, 6 Bath | 5,100 SF  
Mystical feel with a unique ornamentation which makes this home feel like you are in France. Dare to compare the quality, amenities and construction of this home.

Video Tour: USA-Relocate.com



**RIVERFRONT 5 ACS IN GATED COMMUNITY**  
**\$1,125,000** 14005 NE River Bend Dr., Battle Ground  
4 Bedrooms, 4.5 Bath | 6,341 SF  
Custom Estate in Riverbend community. Cherry hardwood & built-in's thruout. Library & Theatre Room. Serene & private oasis with the sound of the river running along the back

Video Tour: 88.USA-Relocate.com



**STUNNING 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. 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: USA-Relocate.com



**RELAX & ENTERTAIN IN THIS MT. HOOD & COLUMBIA RIVER VIEW HOME**  
**\$1,050,000** 2505 N Y Street, Washougal  
3 Bedrooms, 3.5 Bath | 4,33 SF  
2004 Parade of Homes voted Best house of the show! Best Master Suite & Best Kitchen Plan. 3 Master Bedrooms, a double staircase, a Tea room & a Yoga Room. Huge Family Room w/surround sound connects to a large Kitchen & wet bar. Backyard Spa.

Video Tour: 111.USA-Relocate.com



**GORGEOUS CUSTOM DAYLIGHT HOME**  
**\$1,000,000** 111 S. Luoma Rd., Woodland  
4 Bedrooms, 3 Bath | 6,002 SF  
2 covered decks and 22 windows for natural light & breathtaking views. Main floor Master! Masterpiece of design and custom woodwork. Conveniently located just minutes to Lake Merwin, freeway, & shopping.

Video Tour: 1114.USA-Relocate.com



**NEW CONTEMPORARY MASTERPIECE**  
**\$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. ICF Construction on Large lot.

Video Tour: 1110.USA-Relocate.com



**NEW CONTEMPORARY MASTERPIECE**  
**\$950,000** 1110 NE 145th Ave., 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. Bold contemporary look & feel, special high-end designs.

Video Tour: nw35th.USA-Relocate.com



**BED & BREAKFAST FEEL ON 5 ACRES**  
**\$875,000** 35516 NW 35th Ct., La Center  
4 Bedrooms, 3 Bath | 4,948 SF  
Only 28 Miles to PDX! Surrounded by streams & ponds, one-of-a-kind family-friendly home complete with game rm, exercise rm, & cozy nooks to escape for quiet time.

Video Tour: 11th.USA-Relocate.com



**MAGNIFICENT HOME IN FIRST PLACE**  
**\$798,000** 14800 NE 11th St., Vancouver  
5 Bedrooms, 5 Bath | 4,286 SF  
Grand entry w/curved staircase. Coffered Ceilings, Cherry Floors & extensive millwork create an awe-inspiring statement.



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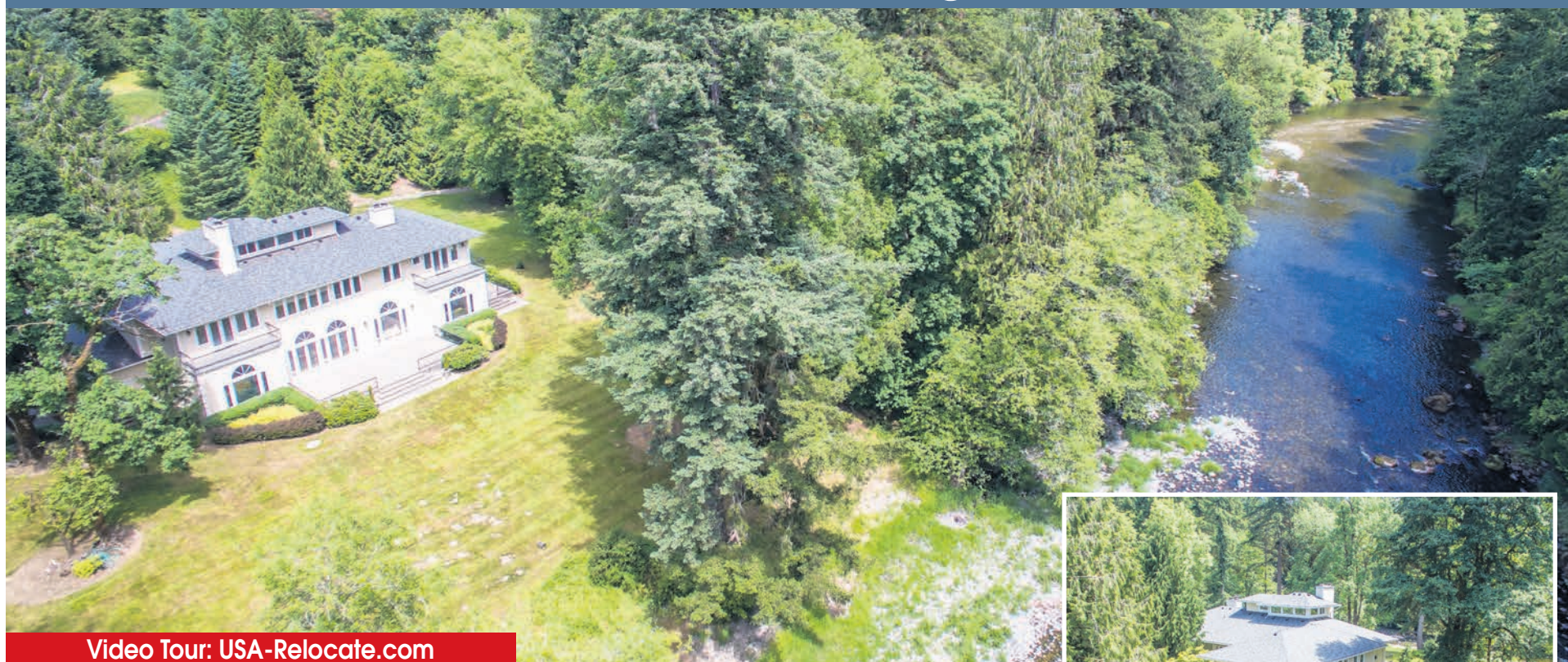
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## Featured Listing



Video Tour: USA-Relocate.com

**GATED & PRIVATE ON EAST FORK LEWIS RIVER**

**\$2,000,000** 14309 NE Riverbend Dr., Battle Ground 4 Bedrooms, 4.5 Bath | 6,845 SF

River Front flat 11 acres with putting green. Room for large shop or RV. Has Separate entrance apartment with 1 bdrm, kitchen, liv rm & Bath. Private estate 23 miles to PDX. This home is a cross between very comfortable with exquisite mill work and exotic flooring. Recent \$450K Exterior remodel with warranty. New roof, new siding and insulation & wrought iron railings. Park setting with 200 ft of riverbank. Gated and secure & beautiful.



## Washington Properties

Video Tour: nw37th.USA-Relocate.com



**OUTDOOR ENTERTAINER'S DREAM**

**\$750,000** 1726 NW 37th Ave., Camas

4 Bedrooms, 2.5 Bath | 3,582 SF

Phenomenal neighborhood. Custom Dream home minutes from Camas Lake & endless outdoor activities. Master on the main!

Video Tour: 108.USA-Relocate.com



**DUAL LIVING LOCATED ON 6+ ACRES**

**\$700,000** 108 Hurn Rd., Woodland

5 Bedrooms, 4 Bath | 5,624 SF

Private remodeled custom home. Basement w/separate entrance, frplc, full kitchen & 2-Bed perfect for In-Law/Guest/Rental/Work from home. Conveniently located btwn Longview & Vancouver.

Video Tour: 27th.USA-Relocate.com



**CHATEAU IN NORTA VISTA ESTATES**

**\$700,000** 16214 NE 27th Ave., Ridgefield

4 Bedrooms, 2.5 Bath | 3,977 SF

Mt. St. Helens views. Spacious great rm flows into gourmet kitchen. Room to entertain. Master en-suite gas frplc, large shower & jetted tub. Theater rm built-in's & wet bar.

Video Tour: 178th.USA-Relocate.com



**LUXURY GATED TOWNHOME**

**\$550,000** 4332 SE 178th Pl., Vancouver

3 Bedrooms, 2.5 Bath | 3,470 SF

Situated on a premium end view lot. Main floor master suite, tranquil pond, greenbelt privacy, and a large paver patio perfect for summertime entertaining.

Video Tour: 543.USA-Relocate.com



**BUILD YOUR DREAM HOME  
ON 6+ ACRES**

**\$215,000** 543 Lane Rd., Woodland

Private paved road, gently sloped lot. Views of city lights and Columbia River.

Video Tour: 1842.USA-Relocate.com



**LARGE LOT WITH BREATHTAKING  
VIEWS OF COLUMBIA RIVER & CITY**

**\$140,000** 1842 N Columbia Ridge Way, Washougal

The perfect backdrop for you to build your own dream come true custom home!

## Oregon Properties

Video Tour: Kelso.USA-Relocate.com



**ESTATE ON 3.71 ACRES WITH SHOP**

**\$1,499,000** 26252 SE Kelso Rd., Boring, OR

5 Bedrooms, 4.5 Bath | 6,807 SF

Lodge-style w/territorial & Mt. Hood views. Master suite with private balcony, in-suite soaking tub, & private study. Extensive woodwork & rough-cut timber - a craftsman's masterpiece.

Video Tour: Lotus.USA-Relocate.com



**MODERN WATERFRONT MASTERPIECE**

**\$1,275,000** 135 N Lotus Dr., Portland, OR

3 Bedrooms, 3 Bath | 3,203 SF

Extraordinary home sits at Columbia River's Edge at the Marina. Amazing Views. Contemporary design and luxury details. Walk to the yacht club. Private Asian courtyard & mystical gardens.

Video Tour: 205.USA-Relocate.com



**GATED HAYDEN BAY ON THE MARINA**

**\$969,000** 205 N Lotus Beach Dr., Portland, OR

3 Bedrooms, 2+ Bath | 2,668 SF

Contemporary custom boasts elegant finishes & grand views of the marina. Enjoy the water view and star gazing from the large patio and large deck. Boat Marina Slip Available.