



**Terrie Cox**  
World Ranked Broker  
Licensed in  
State of WA & OR

Call/Text: 360.607.4100  
Terrie@TerrieCox.net



### OUTDOOR ENTERTAINER'S DREAM

Located in a phenomenal neighborhood, this custom home is just minutes from Camas Lake and endless outdoor activities. With a master on the main floor, and giant bonus room with full wet bar and wine cooler, this home is as spacious as it is luxurious. An outdoor entertainer's dream, this gorgeous home features beautiful landscaping, fountains, fire pits, and a 19 x 40 deck.

1726 NW 37th Avenue, Camas | \$699,900  
4 Bedrooms, 2.5 Bath | 3,582 SF  
Video Tour: [nw37th.U.S.A-Relocate.com](http://nw37th.U.S.A-Relocate.com)



CALL FOR SHOWING

September 23, 2018



# Columbian HOMES

FOR SALE ■ FOR RENT ■ HOME SERVICES [columbianhomes.com](http://columbianhomes.com)



**LAST DAY OF SHOW TODAY.** Don't miss your chance to visit the 2018 NW Natural Parade of Homes!  
SEE PAGE F10



Over 30 Homes Open Today! Open Homes Directory.  
SEE PAGES F4 & F5



## A HIDDEN GEM IN RIDGEFIELD:

### "Pioneer East" Launches Phase II



Only the real old school locals and historians remember Ridgefield for its potato-farming past. What really put Ridgefield on the map was the American moving equipment and storage rental company, U-Haul, which was founded there in the 1940s. The area has slowly and steadily gained an appeal to business and industry ever since. Now, as the fastest growing city in Southwest Washington, Ridgefield is becoming a mecca for commercial and residential development. Yet, because so much of the pastoral heritage remains intact, Ridgefield still has a "country" feel. Not only is this area a nature lover's paradise with the Ridgefield Wildlife Refuge and riverfront marina right there, but residents looking for a variety of entertainment enjoy the nearby Ilani Casino Resort, North County Winery Loop, and Main Street America charm of downtown Ridgefield. For commuters, it's just 23 miles to Portland.

#### A Hidden Gem

While most of the residential development has been mostly springing up on the west side of the freeway, there is a little known "hidden gem" just off the freeway on the east side. There you will find Pioneer East Ridgefield, another quality new home construction development by Cedars Construction and Romano Capital. This new home subdivision is the second phase of a 201-lot community of detached, single-family homes.

"We're very excited to launch phase two of this fantastic community," said Michael Shanaberger, Director of Sales and Marketing for Romano Construction Services.

Shanaberger feels the same excitement for the opening of Pioneer East Ridgefield as he did for the recent opening of Two Creeks Camas, located next to Camas Meadows, another "active, social" community owned and developed by Romano Capital, and widely known for its popular pickleball courts. While Pioneer East Ridgefield will not feature pickleball courts, the community has many of the same quality features and lifestyle offerings. He says the highlight he likes to boast about this new community is the several-mile nature trail that encircles it, with a picnic table, viewing benches, and more. Other outdoor recreation offerings include plans for a sport court as well as a park with a play structure. Some of the homes also have a backdrop of green space. These assets make this community attractive to any demographic, from young families to retirees.

#### What's Nearby

Pioneer East Ridgefield sits just minutes east of all the nature and recreational opportunities of the Columbia River and the Ridgefield boat marina. The Port of Ridgefield also has a project in the works for the commercial development of the 40-acre waterfront site that will extend from the downtown area.

Wine lovers will appreciate the proximity to some of the best wines of Southwest Washington. There are three wineries within a three-mile radius of Pioneer East Ridgefield. Sports lovers will enjoy the newly opened Ridgefield Outdoor Recreation Complex, a 53-acre outdoor facility for sports, recreation, and education. The sports facility will be the home of The Raptors, a new West Coast League team.

There are also new vital services coming to the area such as a Rosauer's, which will be Ridgefield's first grocery store. Also, a new Vancouver Clinic location. Both will be just two miles from the Pioneer East Ridgefield community.

Other projects on the horizon include a Clark College satellite campus, and a Peace Health facility.

#### Come see for yourself

Pioneer East Ridgefield has a variety of floor plans starting in the high \$200,000s. To find out more about all the great features at Pioneer East Ridgefield contact Director of Sales and Marketing, Michael Shanaberger and New Home Sales Agent, Kelly Whittingham. They would also like to invite the public to attend an open house on September 29 from 12pm to 5pm. During this event, visitors can tour model homes and view 10 move-in ready homes. Kelly is also available to show these homes from 12pm to 5pm Friday thru Monday and by appointment Tuesdays, Wednesdays, and Thursdays.

For More Information about Pioneer East Ridgefield or to Make an Appointment Contact:

**Kelly Whittingham, New Home Sales Agent**  
971-806-9595

Discover Pioneer East Ridgefield on Facebook and Instagram: @pioneereast

## Featured HOMES

See Today's Featured Homes

ON PAGE F3



**Major Price Reductions**  
Luxury Collection of New Energy Efficient Homes. Brand New Homes. Quick Move In!

ON PAGE F7



**HERITAGE COUNTRY ESTATES in La Center. Model Home Open Today 12-5PM.**

SEE PAGE F3

## Knowing How to Feel Good about Your Mortgage

Typically, when applicants complete a mortgage application, the applicant and the lender try to make the mortgage happen.

Most recently, the country stopped to ponder the event or crash that happened ten years ago causing many homes to be worth less than what was owed. Many of us have opinions about the post crisis intervention by policy makers. I believe that such understandings can help applicants and the public in general to

build trust within the financial system and help lenders help more people.

How does a loan come to be approved? Many banks have removed themselves since the crisis from mass-market home loans. Specialized local companies like Peak Mortgage now represent a main route for first-time home buyers and moderate-income families to get a loan. This is newer thinking and often doesn't match up with some parents' advice, but it's true. The current regulations in place since the crisis prevent many lenders who are no longer in business from making what we call "liar" loans. Fifty-two percent of housing loans originate today through nonbanks. Loans get approved through active planning by all involved.

Besides helping applicants plan their application, the lender plans too. The government guarantees loans through its mortgage corporation call Ginnie Mae. Investors buy securities made of these loans. If

a borrower stops paying, the mortgage company servicing the loan pays the investors until the government guarantee gets processed to reimburse. Local mortgage lenders could run out of money quickly if bad decisions are made. Conversely, everyone wants the borrower to make good decisions too.

Talking about home equity and taking money out of your equity should be something that applicants evaluate. You should also consider that just because you are approved for a loan doesn't mean that it is affordable or a good idea. Because rate increases this month and in December are so highly anticipated, borrowers should also be on the lookout for predatory lending.

Want to know more? Email me at [MPattullo@PeakMtg.com](mailto:MPattullo@PeakMtg.com)  
We lend where we live,

*Mike*



Brought to you by our Mortgage Expert  
Michael Pattullo:



Michael Pattullo  
Peak Mortgage  
360-607-9312  
Mortgage Advisor • MLO# 229675 • [Peakmtg.com](http://Peakmtg.com)

## Here for all of your Home Financing Needs.



**Steve Bowmer**  
Mortgage Loan Originator  
NMLS# 406313  
1498 SE Tech Center Place, Suite 380  
Vancouver, WA 98683  
Branch NMLS# 1111260  
360.904.1485 Mobile  
[sbowmer@stearns.com](mailto:sbowmer@stearns.com)

**We can help you!®**



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OPEN SAT AT OUR BATTLE GROUND MODEL HOME, SUN AT OUR WASHOUGAL MODEL HOME

**TWO OPEN HOUSE LOCATIONS!**

**MEADOWBROOK ACRES:**

7219 NE 211th Circle, Battle Ground  
Open Sat. 1-4pm

**BRISTOL RIDGE:**

4025 X St., Washougal  
Open Sun. 1-4pm



**EVERGREEN HOMES**

VOTED #1  
**BEST BUILDER**  
IN CLARK COUNTY!



**BUILD YOUR CUSTOM HOME IN RIDGEFIELD**

Reserve your lot in our new Royal View neighborhood near Ridgefield H.S. 1-level & daylight basement homes backing to green space.

*Call Chris today for more information.*



Call Chris, the builder, for an appointment: **360.624.3116** [www.evergreenhomesnw.com](http://www.evergreenhomesnw.com)



**David Kilkeny**

Sales Manager | Mortgage Advisor  
NMLS 241611  
d: (360) 713-9364 c: (360) 921-6281  
dkilkeny@financeofamerica.com  
FinanceofAmerica/dkilkeny



FINANCE of AMERICA  
- MORTGAGE -



VOTED #1  
Best Mortgage Advisor  
in Clark County

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**LIKE NEW! QUALITY PARADE OF HOMES BUILDER!**

Vikki Jensen  
360.904.8671  
vikki@wollamassociates.com



9504 NE 7TH STREET, VANCOUVER, WA 98664 4BR, 3BA | 2,630 SQ FT | \$559,950

Gourmet kitchen with quartz counters custom cabinetry, and SS appliances - Vaulted great room with gas fireplace and built-ins - Master suite with tiled walk-in shower, double sinks, and large WIC - Huge backyard with full fencing and large covered outdoor living area - Extra large 4th bedroom with bath, could be used as a bonus - Near Peace Health and I-205



MLS 18040004

wollamassociates.com



All information is deemed reliable, but not guaranteed.



**Brian Stone**  
Mortgage Advisor  
NMLS #874759



360.255.7483 office  
509.701.1486 mobile  
bstone@fairwaymc.com

1701 SE Columbia River Dr,  
Suite 115  
Vancouver, WA 98661

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**ahhhhh... home.**

The Sunday Columbian & ColumbianHomes.com offer a comprehensive listing of homes for sale or rent.



Your Way Home Begins Here  
[columbianhomes.com](http://columbianhomes.com)

TO ADVERTISE: Call Krista Cunningham at 360-735-4583 or email at: [Krista.Cunningham@columbian.com](mailto:Krista.Cunningham@columbian.com)

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

columbianhomes.com



# Featured HOMES

## OPEN HOUSE SUNDAY 1PM TO 4PM



**10002 NE 127th Court, Vancouver, WA 98682**  
**\$389,900** RLMS#18082551, 4BR, 2/1BA, 2,517 SF  
 Nestled on a quiet culdesac with easy access to SR503 & Padden. Lots of sqft, a large yard with apple, pear, cherry trees + kiwis & blueberries. Nice deck & big storage shed - RV parking too! Interior is freshly painted, hardware has been newly replaced, new roof in 2016 & floors have been upgraded. Large storage room upper level. Granite kit counters. A great find in a lovely neighborhood. Sellers got transferred.

**COLDWELL BANKER BAIN**  
**Carolyn Crawford**  
 Broker  
**(360) 931-0481**

**J&M HOMES** Largest Manufactured Home Dealer in OR & WA **360-225-4500**  
**560 to 2600+ Sq. Ft. Homes - 60+ Models to Choose From**



- Construction & Financing Available!
- Unparalleled home buyer satisfaction
- Factory direct pricing on all new homes
- BBB Membership with A+ rating

**Why Buy a Manufactured Home?**  
 Affordability - 25-50% less than site-built homes - Choices - Many options of floor plans, designs, décor & finishes

**360-225-4500 | www.JandMHomes.com**

## FABULOUS DAY RANCH



**OPEN TODAY 1-4**  
**3104 NE 43rd Street, Vancouver**  
**Turn key and spacious!** Real hardwood floors! Fresh exterior paint! Master suite with bath, Two fireplaces! Total of 4 bedrooms, and 3 full baths! Huge family room! Unique features include covered deck with tons of natural light that is perfect for entertaining on the not so sunny days. Over 3,000 sq feet. MAJOR PRICE DROP TO \$399,900 and that's \$125 per sq foot!! MLS#18192377.  
 Come see it and enjoy a snack! Off St. James, West on NE 45th St to NE 29th Ave then left on NE 43rd Street to 3104.

**Steve Lloid** *Premiere PROPERTY Group, LLC*  
 360-921-7959

## PIONEER EAST RIDGEFIELD'S NEWEST PREMIER NEIGHBORHOOD



**NEW Homes Starting at \$360s**

**OPEN WEEKLY FRI-TUES 12-5PM**  
**MOVE IN READY!**  
 Affordable new construction | Great schools  
 Excellent access to I-5  
 Visit our Model Home at: 1147 S. Quail Hill Place, Ridgefield  
 Exit EAST OFF I-5

**KELLY WHITTINGHAM** **ONE REALTYONEGROUP CASCADIA**  
 971-806-9595

**LA CENTER**

**HERITAGE COUNTRY ESTATES**  
 MODEL HOME OPEN SATURDAY & SUNDAY 12-5PM  
 401 E. SPRUCE AVE, LA CENTER  
~~\$469,900~~ **REDUCED TO \$445,900**  
 2431 SF with 4 bedrooms + den, 2.5 bathrooms, 3 car garage.  
 MLS#18283092  
 DIRECTIONS: I-5 Exit 16, go East & turn right onto 5th, right on Aspen, left on 4th, left on Spruce Ave.

**RIDGEFIELD**

**CEDAR CREEK**  
 MODEL HOME OPEN SATURDAY & SUNDAY 12-5PM  
 3368 N. 10TH STREET, RIDGEFIELD  
~~\$489,900~~ **REDUCED TO \$474,900**  
 2712 SF with 4 bedrooms + den, 2.5 bathrooms, 2 car garage.  
 MLS#18171128  
 DIRECTIONS: I-5 to Exit 14, head west on Pioneer St, right onto N 35th Ave, left onto N 10th St.

**More New Homes & Lots to Choose From!**

**BOTH NEW HOME COMMUNITIES OFFER AMENITIES SUCH AS:**

- Stainless steel appliances (free standing gas range/oven, dishwasher, and microwave/hood combo)
- Air Conditioning
- Fully fenced & landscaped with irrigation
- Tankless water heater
- Painted millwork
- Hardiplank fiber cement lap siding with Tyvek housewrap - 2x6 double wall construction making your home more energy efficient

**360-558-3602** CALL TODAY!  
WA LIC JBHOMH\*91405

**CANO REAL ESTATE** MARKETING BY CANO REAL ESTATE  
NATHAN CANO, BROKER

**www.JBHomesWA.com**  
jbhomes@canorealestate.com

## A GATED 55+ COMMUNITY | ONE LEVEL LIVING

**MOVE IN READY!**

**MODEL NOW OPEN!**  
 MLS: 18119367

Thur - Sun • 12pm-5pm  
 17603 NE 17th Ave  
 Ridgefield, WA 98642

(From I-5 go East on NE 17th St to NE 15th Ave to 176th St)

**THERE IS STILL TIME to make design selections for Phase 2 homes - CALL TODAY!**

**Whipple Creek**  
 N. Salmon Creek

**STARTING AT \$329,900**

**JENNIFER SHORT**  
 360.597.8854  
 jennifer@ginrealtygroup.com

Looking to sell your home for top dollar in the least amount of time?

**CALL BARBARA**

Exclusively

**Barbara Corigliano**  
 360 606-7641  
**SOLD**

**BARBARA CORIGLIANO**  
 REAL ESTATE BROKER, CRS AND MCNE  
 360.606.7641

**New Carpet, Flooring & Paint**

Bonus. 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 BR) 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. CRS HS. ML# 18250337.

**The Search is Over!**

RV HOOKUP w/30 amp service - NEW Roof & NEW HVAC 2018, NEW Siding & updated with floors, doors, moldings, light fixtures & fresh paint. Host amazing dinner parties in your kitchen with granite counters, center island & stainless steel gas appliances or host your dinners outdoors on the over sized covered patio. Fenced yard with 12x16 shed. RV parking/hookups. Formal dining/living room, master suite with walk-in closet & new rustic barn door. ML# 18483848.

**PENDING**

## OPEN TODAY 1-4 17208 NE 2ND LOOP, VANCOUVER



**Looking for the BEST Home in UNION HIGH and Illahee Schools?**

- Near major shopping centers, health center, lots of restaurants and services, yet in pretty residential neighborhood. Extensively remodeled 3 BR, 2 BA home with 1400 SF. **Open today. Come see!**
- Entire house freshly painted, new flooring throughout. New lighting, new countertops, new sinks, toilets, faucets, etc. You'll love the freshness of it all!
- Fully fenced backyard with custom 40x12 ft covered patio just off the family room with Trex planking, 3 skylights, ceiling lighting that is perfect for outdoor living and playing. Very private backyard with lots of greenery so you don't even see the neighboring houses.
- Sprinkler system, mature landscaping, dog run along one side of house. House has central air, gas heat, gas fireplace, vaulted ceiling, big bay window in living room. 2 car attached garage.
- RMLS 18255887. 17208 NE 2nd Loop, just east off 172nd Avenue.

Well-priced at \$335,000.

**Barbara Bartlett**  
 Broker  
 Cell 360-607-1240

**REALTY 33 PRO.**

Looking for your perfect home?

Your Way Home Begins Here [columbianhomes.com](http://columbianhomes.com)

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find your *dream* home

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TO ADVERTISE: Call Krista Cunningham at 360-735-4583 or email at: Krista.Cunningham@columbian.com

# OPEN HOMES TODAY

**Columbian HOMES**



Call for Showing

25605 NE 53rd St, Vancouver  
**\$815,000**

3 Bed • 3 Bath • 3720 SF  
Camas Schools! Daily wildlife sightings! Cool off in Mat-  
ney Creek out your back door. 600 sf master spa suite  
w/deck & fireplace, jet garden tub. Stunning Home!

Marleen Sperr 360-241-7221  
LENNAR



11PM  
-3PM

1815 SE 113th Ave, Vancouver  
**\$689,500**

2 Bed+Lrg Bonus • 2 Bath • 3193 SF  
Tuscan inspired luxury ranch home with large bonus  
room. Great room with bar and built-in wine chiller. Full  
gym w/sauna. Low maintenance landscaping. A must see.

Olivia Bjerke 360-553-9406  
The Hasson Company



12PM  
-5PM

4806 S 18th St, Ridgefield  
**\$558,000**

5 Bed • 3 Bath • 3422 SF  
Sought after style. Perfect for those who need large open  
areas, spacious kitchen and a guest bedroom and bath on the  
main level. Wi-Fi Certified & integrated home automation!

Melinda Shoote 360-635-7911  
LENNAR



12PM  
-5PM

4709 S 19th St, Ridgefield  
**\$552,500**

3 Bed • 2.5 Bath • 2822 SF  
Backing up to treed greenspace and walking trail. Lux-  
urious living on one level + daylight basement w/2 addl  
bdrms and family room. Move in before the holidays!

Melinda Shoote 360-635-7911  
LENNAR



12PM  
-5PM

7908 NE 181st Ave, Vancouver  
**\$544,900**

4 Bed • 3.5 Bath • 3180 SF  
\$9000 in Closing Costs w/preferred lender. NEXT GEN  
home. SMART HOME. Separate entry to suite, large main liv-  
ing area and 3 BR/loft upstairs. Surrounded by trees & views.

Marleen Sperr 360-241-7221  
LENNAR



12PM  
-5PM

3731 S Willow Dr, Ridgefield  
**\$528,000**

4 Bed • 3.5 Bath • 3180 SF  
Next Gen - the home within a home. Main home has 3 BR+ loft,  
attached suite has it's own living rm, bdrm, bath & kitchenette.  
Smart home, Wi Fi Certified! Ask about \$4,500 toward closing!

Lucy Karpyuk 360-624-5193  
LENNAR



12PM  
-5PM

4747 S 18th St, Ridgefield  
**\$499,000**

3 Bed • 2.5 Bath • 2387 SF  
Quartz kitchen w/ss GE wall oven, micro, gas 5 burner  
cooktop, & island. Laminate flooring in entry, hall, kitchen &  
dining. Master boasts tiled shower, soaking tub & tile floors.

Melinda Shoote 360-635-7911  
LENNAR



12PM  
-5PM

7915 NE 180th St, Vancouver  
**\$495,900**

5 Bed • 3 Bath • 2822 SF  
Smart 5 BR! Amazing huge granite kitchen island! Cozy fire-  
place, game room/loft. Entertainers home. Covered patio! 3  
car w/gdo/wash/dry/AC/fence/landscape/sprinklers/MORE!

Marleen Sperr 360-241-7221  
LENNAR



12PM  
-5PM

7900 NE 181st, Vancouver  
**\$482,900**

3 Bed • 2.5 Bath • 2578 SF  
Main level Master Spa Suite available now! SS appliances. AC,  
Artic White Slab Granite, popular grey shaker cabinets! Land-  
scape/Full fencing included! Covered patio, SMART HOME!

Marleen Sperr 360-241-7221  
LENNAR



12PM  
-5PM

4842 S 18th Dr, Ridgefield  
**\$478,950**

3 Bed • 2.5 Bath • 2557 SF  
Master BR/Den on main. High level features &  
upgrades at no addl cost incl Lennar's new Wi-Fi  
Certified home design & automation. Move in ready!

Melinda Shoote 360-635-7911  
LENNAR



12PM  
-5PM

7905 NE 179th Ave, Vancouver  
**\$472,900**

4 Bed • 3 Bath • 2448 SF  
Wifi certified! 3 car smart home under construction. Slab  
Granite, AC, landscape, fenced. Quick move-in home!  
Includes Alexa, Sono speaker, and Dot! Must see!

Marleen Sperr 360-241-7221  
LENNAR



12PM  
-5PM

3739 S Willow Dr. Ridgefield  
**\$460,500**

3 Bed • 3 Bath • 2448 SF  
Beautiful home with full bedroom and full bath on main!  
Spacious Kitchen! A/C, Blinds, full landscaping, fencing,  
and much more! Builder warranty for your peace of mind.

Lucy Karpyuk 360-624-5193  
LENNAR



12PM  
-5PM

1836 S 47th Pl, Ridgefield  
**\$449,000**

3 Bed • 2 Bath • 1897 SF  
Laminate flooring in entry, hall, kitchen and din-  
ing. These brand new homes come with a high  
level features and upgrades at no additional cost.

Melinda Shoote 360-635-7911  
LENNAR



1PM  
-4PM

450 S Sargent St, Ridgefield  
**\$439,000**

3 Bed • 2.5 Bath • 1775 SF  
Heart of old town Ridgefield! Across from community  
garden, 2 blks to downtown! Like brand new w/beauti-  
ful laminate floors, knotty pine cabinets, gas fireplace.

Carey Siegmund 360-901-2515  
RE/MAX Equity Group Brokerage



Call for Showing

805 SE Louise Ave, Vancouver  
**\$435,000**

4 Bed • 2 Bath • 2804 SF  
In the Heights, with a feel of a Mid Century! Spacious, lots  
of natural light. Hardwood floors. Fireplace. RV park w/clea-  
nout+dbl garage & shop. Excellent for Multifamily living.

Susan Gerlach-Colton 503-936-0161  
RE/MAX Equity Group



12PM  
-5PM

3802 S Willow Dr, Ridgefield  
**\$431,250**

4 Bed • 2.5 Bath • 2322 SF  
3 car! 3 bed + huge bonus rm/4th bdrm, & main  
floor study! Gas fireplace! Ask about \$4,500  
toward closing & move in pkg (W/D/fridge)

Lucy Karpyuk 360-624-5193  
LENNAR



12PM  
-5PM

3805 S Willow Dr, Ridgefield  
**\$430,500**

4 Bed • 2.5 Bath • 2306 SF  
3 car! Spacious two-story! Elegant cabinets w/granite, & SS ap-  
plices, landscaping w/sprinkler, fencing, A/C, gas fireplace, even  
the blinds! Luxury features incl Amazon home automation.

Lucy Karpyuk 360-624-5193  
LENNAR



12PM  
-5PM

4812 NE 110th Cir, Vancouver  
**\$398,050**

3 Bed • 2 Bath • 1574 SF  
Enjoy "Everything Included" features, and Amazon  
Home Automation! Close proximity to freeways, schools  
and shopping. Friendly neighborhood, dog friendly!

Jodi Carwan 360-624-2208  
LENNAR



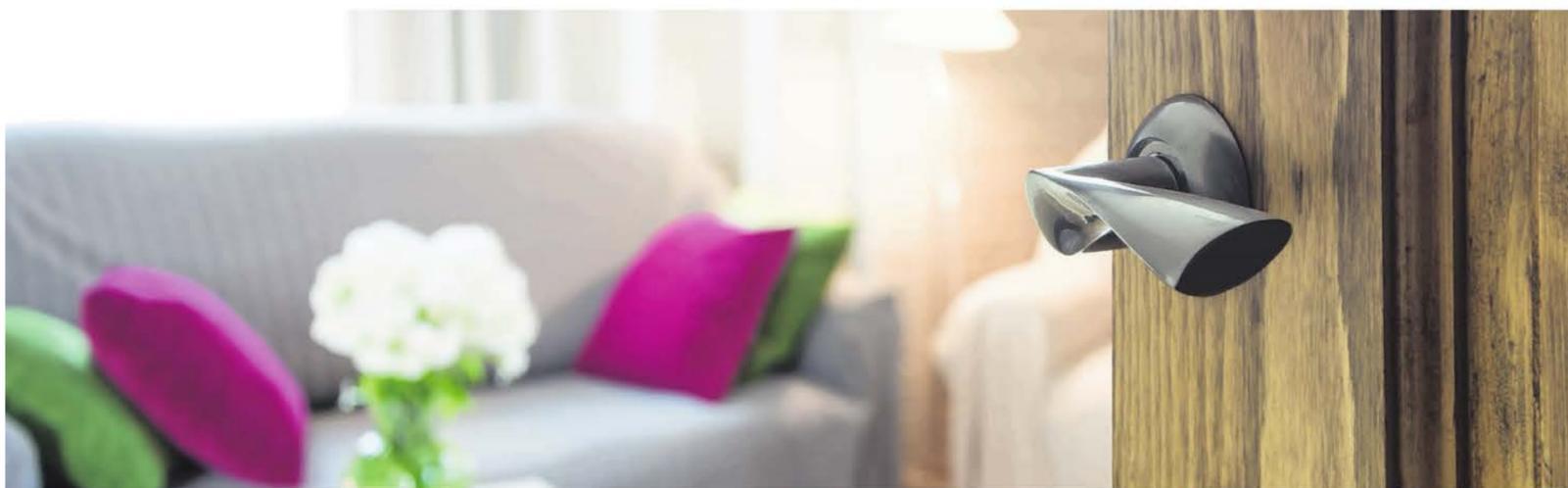
12PM  
-5PM

4813 NE 110th Cir, Vancouver  
**\$397,400**

4 Bed • 2 Bath • 1946 SF  
Cozy one-level plan, quiet and private. Open great  
room, large entertainment kitchen island, ample  
storage. Friendly neighborhood, dog friendly!

Jodi Carwan 360-624-2208  
LENNAR

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/>

# OPEN HOMES TODAY

**Columbian HOMES**



10AM -4PM

7909 NE 78th St, Vancouver  
**High \$300s**

3 Bed • 2 Bath • 1498+ SF  
Low maintenance living perfect for empty nesters or busy professionals wanting a home with the yard taken care of for you. Model Home Open Weekly Fri-Mon.

**Jon Girod 360-907-5800**  
Quail Homes



12PM -5PM

3813 S Willow Dr, Ridgefield  
**\$386,000**

4 Bed • 2.5 Bath • 1876 SF  
3 car! Huge Yard! Open Concept two story /4 BR+den! Large island, SS applcs, landscaping with sprinkler, fencing, A/C, gas fireplace, the blinds! \$4,500 toward closing costs!

**Lucy Karpyuk 360-624-5193**  
LENNAR



12PM -5PM

4809 NE 110th Cir, Vancouver  
**\$383,900**

3 Bed • 2 Bath • 1659 SF  
QUICK Move In! \$8000 Closing Costs with preferred lender. Lennar's "Everything Included" also offers Amazon Home Automation. One level lifestyle on desirable homesite by a culdesac.

**Jodi Carwan 360-624-2208**  
LENNAR



11PM -2PM

310 E 20th St, Vancouver  
**\$375,000**

4 Bed • 1.5 Bath • 2134 SF  
Adorable Downtown home. Close to dining & shopping. Gracious front porch, original windows, oak flooring, and built-ins. A/C, new furnace & stove/convection oven in 2017, & new roof in 2016.

**Terry Zaddack 360-609-0588**  
RE/MAX Equity Group



12PM -5PM

4708 NE 109th St, Vancouver  
**\$366,000**

3 Bed • 2 Bath • 1659 SF  
"Everything Included" plus Amazon Home Automation! One-level with 3-car garage. Lovely setting near lots of trees. Close to fwys, schools & shopping.

**Jodi Carwan 360-624-2208**  
LENNAR



12PM -5PM

3814 S Willow Dr, Ridgefield  
**\$363,000**

3 Bed • 2 Bath • 1574  
Comfortable one level! Elegant cabinets w/slab granite counters, and stainless steel appliances, front/rear landscaping with sprinkler, fencing, A/C, gas fireplace, and even the blinds!

**Lucy Karpyuk 360-624-5193**  
LENNAR



1PM -4PM

17208 NE 2nd Loop, Vancouver  
**\$335,000**

3 Bed • 2 Bath • 1400+ SF  
Best Price home in UNION HS area. New interior paint, Flooring, lighting, countertops, bathroom sinks and toilets. WOW!

**Barbara Bartlett 360-607-1240**  
Realty Pr



1PM -4PM

1916 NE 107th St, Vancouver  
**\$318,500**

3 Bed • 2 Bath • 1384 SF  
Beautifully maintained Ranch Home in Skyview School District. Refinished Hardwood Floors. Many upgrades. Pellet Stove. Fncd yard & covered back patio. Move in ready!

**Grayson Karsten 360-713-4486**  
Berkshire Hathaway HomeServices NW



12PM -3PM

8600 NE Pierce Dr, Vancouver  
**\$299,000**

3 Bed • 1.5 Bath • 1900 SF  
Entertainers dream! Refinished hardwoods, new carpet, new paint throughout! Heat pump (A/C too)! Fenced yard. Spanish wall finish in main areas.

**Linda Boone 360-518-2077**  
Premiere Property Group



12PM -3PM

615 NE 257th Ave, Camas  
**\$239,000**

2 Bed • 1 Bath • 1381 SF • .39 Acre  
Country atmosphere of Fern Prairie (could be rental prop). Lrg vaulted master. Detached 1 car garage w/storage. Bonus room could be 3rd bdrm.

**John Schumaker 360-991-7219**  
Windermere/Crest Realty Co

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

## Touring Open Houses Can Help You...

The general rule is that you should be ready to buy before selecting a Realtor® and start looking at houses. But you don't need to have cash in hand or lender approval to do a little window shopping.

Open houses are a great way to do your research ahead of time without making any commitments or imposing too much on anyone's time before you're a serious buyer. Visiting open houses will give you a feel for what's on the market, what you like, what you don't like, and how much house you can afford. Listing agents are onsite at open houses just waiting to answer any questions visitors may have, so it's a perfectly acceptable time and place to begin gathering information.

### DECIDE WHAT YOU WANT

You may already have a vague concept of what your dream home looks like. Attending open house events will help you start adding concrete details to the home of your dreams. Beware the tricks of the trade—things like baked cookies, fresh flowers, and vibrant paint. These sensory attractions may sway serious buyers but you're there to look past the smoke and mirrors at the more permanent features of the home that give it real value. Going to many open houses will give you a more discerning eye and clue you in on the secrets of the pros.

### DEVELOP EXPERTISE

Sometimes a home isn't staged well or has some unattractive cosmetic



qualities like terrible paint colors or outdated furniture. These elements may turn off serious buyers who are more inexperienced which may cause them to miss out on the real gem under the surface. Visiting dozens of homes can help you develop the expertise to overlook superficial flaws and spot a great home when you see it. You'll also learn how to quickly spot a dud.

### LEARN HOME PRICING

You don't necessarily have to be a Realtor® or formally educated in real estate to learn how to judge value. When you visit dozens of homes you'll begin to see how homes on the market stack up against each other. You'll gain a sense of when an owner is asking a fair price and when

someone is asking too much. Pricing takes into consideration many factors such as age, condition, and the selling prices of similar homes in the neighborhood.

### COMMUNICATE EFFECTIVELY

At your first open house visit, you may have no idea what to say to the listing agent or what questions to ask. Don't be overwhelmed by all the real estate lingo there is to learn. It just takes practice and it may help to listen in when agents speak with other visitors. You can take note of unfamiliar terms and look them up later. After you talk to a few agents, it's very likely that you'll start to speak their language. You'll also learn to refine your own list of questions to get the information you need.

### GET IDEAS FOR SELLING OR REMODELING

Maybe you really want to upsize or downsize, or relocate to a different neighborhood. Visiting open houses will serve two purposes: preliminary house-hunting to see what you want or can afford, and also to get ideas on how to stage your home for the market. Or maybe you're not thinking about buying or selling at all, but what you really want to do is remodel. Touring open houses can give you remodeling ideas to turn your existing home into your dream home and also increase your home's value.

For more tips and real estate content visit [www.ColumbianHomes.com](http://www.ColumbianHomes.com)

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

## ADULT COLORING PAGE

Stress Relief for Grown-Ups



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### HOMEWISE | REAL ESTATE TIPS AND ADVICE

# A Basement Living Space

If your home features a full basement and it is used mostly for storage, you are missing out on a great area to add new living space. This extra room will add value to a property before going to market or can serve as a beneficial space for a family in their forever home.

Before preparing to build a room in a basement, it's a good idea to hire a professional to inspect it and ensure it is suitable for everyday use.

According to the United States Environmental Protection Agency, before beginning any conversion of basement space into living space, it should be checked for leaks or other signs of moisture problems. Since damp areas are breeding grounds for mold, any issues must be corrected.

#### FINISHING FOR LIVING SPACE

Does your home have a partial basement which must be finished before turning it into a living area? If so, be prepared to make a large investment to get the job done.

The experts at Home Advisor report the average cost to finish a basement is about \$6,500 to \$18,500. The cost largely depends on the size of the area but will usually include hanging drywall, painting and adding flooring. The good news: the group also says refinishing can provide nearly a 70 percent return on investment.

Not sure which type of room to create with the extra space downstairs? Consider these exciting



#### REAL ESTATE 101

##### A Basement's Worth

A basement remodel can net a 70 percent return on your investment, according to Remodeling Magazine. For its theoretical project, the magazine assumed an expenditure of \$71,115 for a remodel 20-foot-by-30-foot entertaining area with wet bar and a 5-foot-by-8-foot full bathroom, including recessed and surface lighting, laminate flooring, oak cabinetry and an under cabinet refrigerator. The resulting increase in home value was \$49,768, recapturing 70 percent of the project costs.

options and determine which one would serve you the best.

#### BEDROOM

There are many reasons you could use an extra bedroom. Perhaps your family is growing, you

intend to rent out the extra space or you lack a guest room. A basement bedroom is a great addition to any household running low on space.

Because this type of room might typically seem darker than the rest of the home,

which receives sunlight, be sure to install plenty of artificial light in your remodeling plans. Consider using LED bulbs in fixtures, place extra lamps throughout the room and choose a light-colored paint to enhance the brightness.

#### CHILD'S PLAYROOM

The lower level of your home is a wonderful place to create a playroom for the children in your home. Since it is out of focus of your property's main floorplan, you won't feel pressured to ensure it is always spotless.

Older kids also will appreciate the freedom of having their own space. They can learn a lot about responsibility while overseeing the integrity of a room.

At the same time, ensure there is plenty of space for the entire family to participate in things such as board-game nights and educational activities.

#### BATHROOM

Another room that is necessary for growing families is an additional bathroom. This conversion might be more of an investment than some, especially if water pipelines are not currently located in the basement.

If you feel uncomfortable with your plumbing ability, you will gain peace of mind by hiring a professional. They will ensure that the new system is running properly and eliminate risks of water leaks, which can lead to expensive repair costs in the future.

One of the biggest considerations that goes into a basement-to-bathroom conversion is drainage. This lower area can't rely on the same gravity-drain system as its aboveground counterparts, so an expert's advice should be highly regarded.

# LUXURY COLLECTION OF NEW ENERGY EFFICIENT HOMES

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**14103 NE 51ST AVE**  
**VANCOUVER**  
 NE 50th Ave & NE 139th St

# Major Price Reductions

## BRAND NEW HOMES! QUICK MOVE IN!



14108 NE 51st Ave, Vancouver

~~\$594,900~~  
**\$579,900**

**LOT 35 - HEIGHTS AT PLEASANT VALLEY**

3 BEDS + DEN • 2 BATHS • 2400 SQFT

One level home with 3 car garage. DeWils Custom Cabinets, walk-in pantry, quartz kitchen counters. MLS#18022694



5105 NE 142nd St, Vancouver

~~\$614,900~~  
**\$592,900**

**LOT 28 - HEIGHTS AT PLEASANT VALLEY**

3 BEDS + DEN • 2 BATHS • 2400 SQFT

One level living with Craftsman style woodwork. Shower + soaking tub in master bath. MLS#18438824



13902 NE 52nd Ave, Vancouver

**\$599,900**

**LOT 18 - HEIGHTS AT PLEASANT VALLEY**

3 BEDS + DEN • 2 BATHS • 2400 SQFT

Move-in ready one level home with 3 car garage on 11,000 flat lot. MLS#18252691



14204 NE 51st Ct, Vancouver

~~\$649,900~~  
**\$599,900**

**LOT 37 - HEIGHTS AT PLEASANT VALLEY**

4 BEDS + DEN • 3 BATHS • 2863 SQFT

Master on the main along with den and guest suite. Bonus + 2 more bedrooms upstairs. MLS#18375228



14303 NE 51st Ct, Vancouver

~~\$669,900~~  
**\$629,900**

**LOT 51 - HEIGHTS AT PLEASANT VALLEY**

4 BEDS + DEN • 3 BATHS • 2863 SQFT

Move-in ready home with master, guest suite, and den on the main. 2 bedrooms + bonus upstairs! MLS#18050392



14103 NE 51st Ave, Vancouver

~~\$689,900~~  
**\$669,900**

**LOT 30 - HEIGHTS AT PLEASANT VALLEY**

3 BEDS + DEN, BONUS • 2.5 BATH • 3011 SQFT

Luxury master suite plus 2 additional bedrooms & den on the main, plus nice bonus room upstairs! MLS#18199379



14304 NE 52nd Ave, Vancouver

~~\$689,900~~  
**\$669,900**

**LOT 46 - HEIGHTS AT PLEASANT VALLEY**

3 BEDS + DEN, BONUS • 2.5 BATH • 3011 SQFT

Home has 12' ceilings in entry & great room. Formal dining room, island kitchen & eating nook. MLS#18311851



2023 NW 40th Ave, Camas

~~\$789,900~~  
**\$724,900**

**LOT 59 - LAST HOME IN HIDDEN TERRACE!**

3 BEDS + DEN • 2.5 BATHS • 2851 SQFT

Luxury master suite on the main. Daylight basement with family room + 2 bedrooms. MLS#18498371



21317 NW 48th Ct, Ridgefield

**\$829,900**

**ACREAGE LOT IN GATED COURTNEY ACRES**

3 BEDS + DEN, BONUS • 2.5 BATHS • 3255 SQFT

Million Dollar Gated Community! 3 beds & office on main + large upstairs bonus! 1.11 acre lot with views! MLS#18521772

# GLAVIN HOMES

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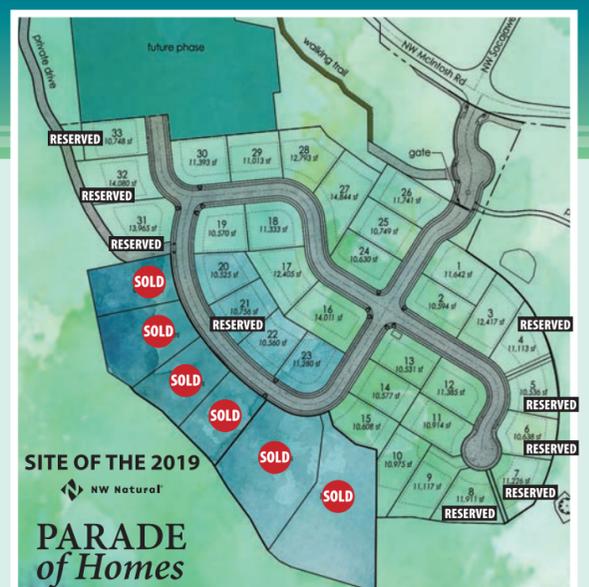
# DAWSON'S RIDGE



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Dawson's Ridge is a premier gated community in a beautiful ridgetop Camas location. The first phase of this planned development consists of 39 home sites, several with breathtaking views of the Columbia River and Portland city lights. This neighborhood has amenities including highly desirable Camas schools, walking trails, convenient access to shopping and freeways, and is just minutes from PDX.

[www.DAWSONSRIDGECAMAS.com](http://www.DAWSONSRIDGECAMAS.com)



\*Lot sizes are subject to change until final plat is recorded. Prices may vary based on lot selection and home options. Plans, lot selections, options and amenities subject to change.



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**Truly Custom Home on 5 Acres in Ridgefield**

**\$1,175,000** ML# 18192821

- Custom from the minute you drive through the gated entrance
- Luxurious but casual living in this truly unique home
- All 5 acres completely fenced for dogs, one acre dedicated to larger farm animals with barn
- Detached shop and greenhouse as well wine cellar & bountiful orchard

LINDSAY LANGLEY 360-624-4310 



**5000+ SF Home, Gigantic Shop & Almost 3 Parklike Acres!**

**\$625,000** ML# 18023370

- Wow! This one has it all! Over 5000sqft of home, a gigantic shop, and almost 3 parklike acres just 2 minutes off I-5
- Plenty of room for everyone, daylight basement has great potential for separate living quarters, giant shop plus triple oversized garage will house all the toys!
- Location! Location! Location! This home has great access to PDX, is very close to the Columbia Fisheries and many other outdoor recreation opportunities. It's time to LOVE WHERE YOU LIVE!

DIANA REQUA 360-901-4449 



**Desirable Lincoln Area Home**

**\$599,000** ML# 18668616

- With All The Classic Features You'll Love; Built-ins, Wood Flooring, Wood Burning Fireplace + All The Modern Day Updates You Need!
- Enjoy A Newly Renovated Kitchen w/ Gas Appliances
- Sun Room, Wood Working/Shop Area & Large Back Yard w/Garden Space, Chicken Coop & Fruit Trees
- 3 Updated Bedrooms w/Fresh Paint & Large Master w/Hardwood Floors & Heated Floors in Bath. RV Garage

DEANNA BRYSON 360-609-5976 



**Colonial Home on 25 Acres**

**\$550,000** ML# 18427395

- This home is perfectly placed on this parcel with privacy in every direction
- An absolutely unique colonial home in the last place you would expect to find one
- There is a spot for a shop and the view is amazing. Deer right in your backyard, hiking and freedom to live the way you want to without the world watching
- Tons of character and plenty of room for everyone

LINDSAY LANGLEY 360-624-4310 

**OPEN TODAY 12-3**



**35604 SE Evergreen Hwy, Washougal**

**\$449,900** ML# 18392990

- Beautiful ranch style home located on a flat acre in town. Loaded with upgrades!
- Granite counters & stainless appliances in the updated country kitchen
- Wainscoting, high end laminate floors & a water purifier
- 3 bedrooms (2 w/ new carpet) & 2.5 baths
- Outside you will find a tool shed, barn, covered & uncovered patios w/ fire pit & security lighting.

JESSICA & GREG EISENHAUER 360-921-0417  
3D Virtual Tours at: [sellyourwahome.com](http://sellyourwahome.com) 



**Beautiful Home & Huge Private Lot w/Views!**

**\$389,900** ML# 18241051

- Views of Mt. Hood, Mt. Jefferson & the Portland City Lights
- Kitchen has newer Bosch Dishwasher, Convection Oven, Samsung Refrigerator, Quartz Countertops and Rich Madrona Flooring. All Appliances Stay
- 3 BR plus family room or 4th BR
- Enjoy the Serene, Quiet Setting off Back Deck w/Creek & Trees
- EZ access to SR-14 and 15 mins to PDX. New Roof 2015. Camas Schools.

DEANNA BRYSON 360-609-5976 

**OPEN TODAY 12-3**



**2209 NE 108th St, Vancouver**

**\$370,000** ML# 18623413

- Move In Ready Home In The Heart Of Salmon Creek!
- This Home Boasts Large Family Room w/Open Concept Kitchen. Formal Dining & Formal Living On Main For All Your Entertaining Needs
- Beautiful Cherry, Oak & Redwood Floors On Main & Upstairs Continuing Into Four Large Bedrooms
- HUGE Master w/Oversized Bathroom, Jetted Tub & Shower
- Private Fenced Backyard & Patio. Close to School! Don't Miss It!

DEANNA BRYSON 360-609-5976 

**OPEN TODAY 12-3**



**10303 NE 86th Ave, Vancouver**

**\$349,900** ML# 18570297

- Open floor plan with 3 bedrooms plus a bonus room/loft and 2.5 baths
- High ceilings on the main level w/ a gas fireplace in the family room
- The kitchen has a newer dishwasher, an island plus a pantry. Laminate floors in kitchen & dining area
- Vaulted ceilings in master bedroom plus a jetted tub & walk in closet
- 2nd bedroom also has a walk-in closet

JESSICA & GREG EISENHAUER 360-921-0417  
3D Virtual Tours at: [sellyourwahome.com](http://sellyourwahome.com) 



**Uniquely Designed Home**

**\$319,000** ML# 18263397

- Wow, will be the first thing that comes to mind when you step through this uniquely designed home w/ sliding doors taking you outside in every room the open air will be a feature you weren't expecting
- Recently updated granite kitchen counters, induction stove top, 30 inch deep cabinets w/ wooden slide outs, new master bath tile floors, & a total of 1200 sq ft of pristine decking this home is bound to leave you wanting it.

LINDSAY LANGLEY 360-624-4310 

**OPEN TODAY 1-4**



**1916 NE 107th St, Vancouver**

**\$318,500** ML# 18260067

- Beautifully maintained Ranch Home in Skyview School District
- Upgraded to Forced Air/AC, Refinished Hardwood Floors. Upgraded Bathrooms, Freshly Painted Interior. Newer-Roof & Gutters, Newer-Vinyl Windows. Newer Kitchen Counter, Cabinets & Drawers. Built-Ins in Garage.
- Spacious Front & Back Yard w/ Mature Landscaping and Sprinkler System. Private Fenced Back Yard w/ Side Gate. Covered Back Patio.
- Pellet Stove. Home is 100% move in ready!

GRAYSON KARSTEN 360-713-4486 

**OPEN TODAY 1-3**



**1512 SW 6TH St, Battle Ground**

**\$295,000** ML# 18473098

- 1493 SF 2 Story Home with Larger than Average Bedrooms!
- Built in 2001, 9 Foot Ceilings on the Main Floor with Great Room Kitchen-Family-Dining Area
- Contemporary Styled Kitchen with New Dishwasher, BI Microwave, and Pantry
- Insulated 2 Car Garage, Gas Forced Air with AC, Fenced Backyard with Deck, Patio and Sprinklers.
- All Bedrooms including Master with Vaulted Ceilings, Walk-in Closets and Lots of Space. Must See!

DAVID GASSER 360-600-9994 



**Easy Living Townhouse. Location! Location!**

**\$289,000** ML# 18356731

- Easy Living Townhouse Close to McMenamins & Starbucks! Location! Location
- Fresh Interior Paint, Open Concept Kitchen w/Eat Bar, Large Family Room w/Gas Fireplace & Laminate Floors Throughout
- Bonus Room on Lower Level too, currently Set Up as 3rd Bedroom
- Over 2100sf of Living Space! Great Location & Price on This Cute Affordable Townhouse

DEANNA BRYSON 360-609-5976 

**3 LOCAL OFFICES TO SERVE YOU:**  
 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

# Columbian HOMES



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# Windermere

REAL ESTATE

**OPEN SUNDAY 12-3** 12607 NE 245th Ave, Brush Prairie



**\$1,150,000**

**FRANK LLOYD WRIGHT NW CONTEMPORARY MOUNTAIN TOP RETREAT IN SUMMER HILLS!**

Oversized granite kit with large center island, dining with 2-sided fireplace & morning area with accordion glass doors to patio. Views & patio access from every bdrm. Lower level-craft room or 4th bed, full bath, wine cellar & rec room with kitchenette. Possible multi-gen home. Covered patio with striking views of city lights. Nestled in the middle of 250 acre of common grounds with walking trails. ML# 18411926.

Hosted by **Barbara Corigliano 360-606-7641** & **Chelise Kuhn 360-608-9729**



**OPEN SUNDAY 1-3** 1616 SE 78th Ave, Vancouver



**\$799,950**

**AMAZING VIEWS! FROM YOUR EXPANSIVE DECK, ENJOY WATCHING AIRPLANES TAKE OFF OR SAILBOATS CRUISE THE COLUMBIA RIVER**

Gourmet kitchen features island, granite tile counters & newer appliances. Family room with gas fireplace & 2 new sliders to deck! Upstairs-master suite with cherry floors, jetted tub, double vanity, 2 walk-in closets, private deck, plus 2 bedrooms. Lower level-spacious living room with cabinets & wet bar, 2 offices, & bedroom. Newer furnace & heat pump! ML # 18542482.

Hosted by **Rochelle Barber 503-419-7355**



**OPEN SUNDAY 12-2** 13208 NW 33rd Ave, Vancouver



**\$674,900**

**INCREDIBLE VALUE IN FELIDA!**

Gourmet kitchen has maple cabinetry, granite, SS appliances, 2 ovens & pantry. Refinished maple hardwoods, open & light floor plan, huge rooms, main floor bedroom & bath and massive bonus room. Master suite has beautiful views of Salmon Creek, St Helens & Adams & a private office with built ins, large bath & walk in closet. Private backyard w/ water feature, 2 HVAC's & 4 car garage! ML# 18368039.

Hosted by **Rod Rice 360-607-8628**



**OPEN SUNDAY 12-3** 13705 NE 43rd Ct, Vancouver



**\$650,000**

**CUSTOM BUILT SINGLE STORY WITH NEW REMODELED KITCHEN AND GREAT ROOM**

In the Highlands at Pleasant Valley with triple garage on 20,000 sq ft level lot. Kitchen with Slab, new knotty alder softclose cabinets, Heat Pump, Wrapped Crawl Space, High efficiency water heater, hickory hardwood floors, tile bathrooms, High ceilings, storage galore, wiring system for home office. Cul-de-sac. Seller will consider leaving furniture with acceptable offer. ML # 18358271.

Hosted by **Matt Morris 360-773-7333** & **Libby Montoya-Bunkley 360-975-8100**



**OPEN SUNDAY 12-3** 4600 NW Washington St, Vancouver



**\$449,900**

**STUNNING BRICK HOME HEART OF DOWNTOWN LOVINGLY MAINTAINED, CHARM AND CHARACTER!**

3 bedroom, 2 bath, loft w/storage, formal living w/built ins, fireplace, formal dining room, remodeled kitchen with caesarstone counters, gas range, lower family room, laundry room & bedroom, very private huge backyard, deck, shed & extra lot available directly behind home RMLS 18049825 \$165,000.00 Wonderful downtown location. ML# 18494710.

Hosted by **James & Marla Dishongh 360-907-9237 or 503-332-5464**



**CALL FOR SHOWING** 12212 NE 102nd St, Vancouver



**\$375,000**

**PERFECT FOR YOU, THIS 2 STORY BUILT IN 2014 IS SITUATED ON A NICE FENCED CORNER LOT**

The home features a den on the main floor (with closet), a large great room with gas fireplace, air conditioning, dining, kitchen featuring slab granite. Over-sized master with room for sitting area/office, large master bath w/ walk-in shower, dual vanities, along with the 2 additional bedrooms, tankless water heater. You will love this home. ML# 18649024

Hosted by **Alfredo Gomez 360-836-4413** & **Hanna Bederson 360-271-5568**



**CALL FOR SHOWING** 1111 NE 101st Ct, Vancouver



**\$350,000**

**BEAUTIFUL CUSTOM FAMILY HOME, PRIVATE ROAD, GREAT NEIGHBORHOOD!**

Vaulted entry, entertainers open concept kitchen with stainless appliances/ quartz & fabulous master suite with walk in & oversized tile shower! New LVP flooring/ carpet & exterior paint. Excellent yard with fire pit, gate to 3 playgrounds/ walking track & 8x10 shed! Only 5 min to I-205/ HWY14/Mill Plain, 24hr Walmart: 10min to airport! ML# 18099864.

Hosted by **Keri Lippold 360-901-9414**



**CALL FOR SHOWING** 7208 NE 54th Pl, Vancouver



**\$334,900**

**MAKE THIS 4 BEDROOM, 2 1/2 BATH HOME YOURS**

Great close-in location near Walnut Grove Park with a cul-de-sac lot and nice sized fenced backyard. This home features engineered hardwood floors on main level, large master suite, gas forced air plus air conditioning to keep you cool, stainless appliances, second level deck that overlooks the backyard. ML# 18158043.

Hosted by **James & Marla Dishongh 360-907-9237 or 503-332-5464**





# PARADE of Homes

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10 Luxury Homes at



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(Ticket Office Closes at 6PM.  
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<p><b>1 THE MAKER</b></p> <p>SOARING EAGLE HOMES</p>	<p><b>6 THE JOELLA</b></p> <p>VILHAUER CONSTRUCTION</p>
<p><b>2 THE CADENCE</b></p> <p>CASCADE WEST DEVELOPMENT INC.</p>	<p><b>7 VISTA ON THE GREEN</b></p> <p>AXIOM LUXURY HOMES</p>
<p><b>3 THE MADISON</b></p> <p>GENERATION HOMES NORTH WEST</p>	<p><b>8 EAGLE PEAK</b></p> <p>CASCADE WEST DEVELOPMENT INC.</p>
<p><b>4 THE MALDIVIAN</b></p> <p>GECHO HOMES</p>	<p><b>9 THE ARCADIA</b></p> <p>AXIOM LUXURY HOMES</p>
<p><b>5 THE BLACK PEARL</b></p> <p>SOARING EAGLE HOMES</p>	<p><b>10 THE TIMBERLINE</b></p> <p>Doriot Construction LLC</p>

**1 THE MAKER | Soaring Eagle Homest**

**SOLD** ■ 3 Bedrooms  
■ 3,662 Sq. ft. ■ 3.5 Bathrooms

20-ft LaCantina Sliding Door to Outdoor Living, Covered Outdoor Deck with Retractable Screens, Ceiling Heat, Gas Firepit & BBQ area, 8-ft tall, Steel & Wood Clad Barn Doors

**6 THE JOELLA | Vilhauer Construction**

**SOLD** ■ 3 Bedrooms  
■ 4,330 Sq. ft. ■ 2.5 Bathrooms

Custom steel, timber and stone throughout, Every space balanced beauty and utility, Living and entertaining focused on the main floor with seamless Indoor/outdoor cooking, living and fireplaces

**2 THE CADENCE | Cascade West Development**

**SOLD** ■ 5 Bedroom Suites  
■ 5,390 Sq. ft. ■ 4.3 Bathrooms

Great Room features 13ft Tall Beadboard & Stained Beam Ceilings, Outdoor Living Areas: Covered Front Porch & Large Vaulted Rear Deck, Boundless Corner Kitchen with Dbl Islands & XL Pantry, Media Room w/Wet Bar & Outdoor Extension

**7 VISTA ON THE GREEN | Axiom Homes**

**SOLD** ■ 5 Bedrooms  
■ 4,718 Sq. ft. ■ 4.5 Bathrooms

2 Masters on the Main, Outdoor Firepit, Glass Garage Doors

**3 THE MADISON | Generation Homes NW**

**SOLD** ■ 4 Bedrooms  
■ 4,230 Sq. ft. ■ 4.5 Bathrooms

Indoor/ Outdoor Bar, Pool / Spa, Gym, Steam Shower and Sauna

**8 EAGLE PEAK | Cascade West Development**

**SOLD** ■ 3 Bedroom Suites  
■ 4,211 Sq. ft. ■ 3.5 Bathrooms

Great Room Features 14 ft. Tall Box-Beam Ceilings and Accordion Door, Blended Indoor/ Outdoor Living, Master Wing Guest Suites to Accommodate Every Family Member

**4 THE MALDIVIAN | Gecho Homes**

**STILL AVAILABLE** ■ 4 Bedrooms  
■ 4,200 Sq. ft. ■ 2.5 Bathrooms

1,130 Sf of Outdoor Covered Living Space, 4 Car Oversized Heated Garage, Home Price Available Upon Request: Contact Rachel Gecho 503-724-7339

**9 THE ARCADIA | Axiom Homes**

**SOLD** ■ 4 Bedroom Suites  
■ 4,827 Sq. ft. ■ 4.3 Bathrooms

901 Sq. ft. Outdoor Living, 150 Sq. ft. Pool House, 1,124 Sq. ft. Garage

**5 THE BLACK PEARL | Soaring Eagle Homes**

**SOLD** ■ 2 Bedrooms  
■ 3,517 Sq. ft. ■ 2.5 Bathrooms

Den/Office + ADU Bedrooms, Attached RV Garage & Shop 2,382 SQ. FT., Accessory Dwelling Unit 577 SQ. FT., Covered Outdoor Living 1,052 SQ. FT.

**10 THE TIMBERLINE | Doriot Construction**

**SOLD** ■ 3 Bedrooms  
■ 4,000 Sq. ft. ■ 4.5 Bathrooms

Handcrafted Timber Framing & Ceilings, Custom Cedar Garage Doors, Montana Natural Stone Veneer Shake Roofing, Pool/Sundeck Cabana, Hidden Entrance to Guest Suite

**DISCOUNT COUPON**

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presented by DeWils & [HomeStreet] Bank®

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Reg. Price Admission (\$12)

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Tour 10 gorgeous homes at  
The Parklands  
at Camas Meadows

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**Go to:**  
[ClarkCountyParadeofHomes.com](http://ClarkCountyParadeofHomes.com)  
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USA-Relocate.com

# Luxury Understood, Marketing Matters

## Luxury Living at its Finest



Video Tour: 14218.USA-Relocate.com

**PRIVATE GATED RIVER FRONT HOME ON 11 ACRES**  
**\$2,850,000**  
 14218 NE River Bend Rd, Battle Ground  
 4 Bedrooms, 5+ Bath | 6,980 SF  
 Bordered by the East Fork of the Lewis River. Tennis court, pool, heated shop/garage room for up to 6 cars & a 45 ft RV. Additional heated 4 car garage with guest quarters above.



Video Tour: 161.USA-Relocate.com

**3 HOME ESTATE ON 6.08 ACRES!**  
**\$2,200,000**  
 3508 NW 161st Way, Ridgefield  
 4 Bedrooms, 5 Bath | 6,869 SF  
 Unbelievable mature tree landscaping, ponds, waterfall, and gorgeous pool Elevator, Theater Room, Office. Guest House – 912 SF. Pool House – 880 SF. Metal Shop 36x48. Pool, Spa.



Video Tour: 14309.USA-Relocate.com

**ON THE E. FORK OF THE LEWIS RIVER**  
**\$2,000,000**  
 14309 NE Riverbend Dr., Battle Ground  
 4 Bedrooms, 4.5 Bath | 6,845 SF  
 River Front flat 11 acres w/putting green. Room for Shop or RV. Separate entrance apt w/1 bdrm, kitchen, liv rm & Bath. Private estate 23 miles to PDX. 200 ft of riverbank. Gated & secure.



Video Tour 16th.USA-Relocate.com

**CUSTOM HOME WITH BREATHTAKING VIEWS OF COLUMBIA RIVER & MT. HOOD**  
**\$2,000,000**  
 7711 SE 16th Circle, Vancouver  
 4 Bedrooms, 3 Bath | 5,251 SF  
 Custom home on cul-de-sac in gated community. Minutes to downtown Portland. 4 Custom Bedroom Suites. Dual Living. Main floor master.



Video Tour: 10202.USA-Relocate.com

**GORGEOUS FRENCH COUNTRY INSPIRED CUSTOM HOME IN GATED WESTMINSTER WALK ON 2.5 ACRES**  
**\$1,300,000**  
 10202 113th Circle, Vancouver, WA  
 4 Bedrooms, 3.5 Bath | 4,112 SF  
 4-car attached garage + 8-car detached garage with 12' RV bay, shop w/office & bath and 1,000 SF storage above! Main floor master retreat.



Video Tour: 1500.USA-Relocate.com

**THIS ARCHITECT KNEW HOW TO CREATE MAGIC ON THIS LOT WITH COLUMBIA RIVER VIEWS**  
**\$1,295,000**  
 1500 SE Hawks View Ct, Vancouver  
 4 Bedrooms, 3 bath | 2,931 SF  
 Custom contemporary craftsman. Main Floor Master Suite. Bedroom suites upstairs have private balconies. Location is superb to downtown Portland and PDX.



Video Tour: 245th.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 with fireplace.



Video Tour: 34th.USA-Relocate.com

**OLD WORLD FRANCE**  
**\$1,100,000**  
 1312 NW 34th Ave., Camas  
 4 Bedrooms, 6 bath | 5,100 SF  
 Mystical feel with unique ornamentation which makes your home feel like you are in France! Outstanding quality & amenities.





# Everyday Living by Terrie Cox

— World Ranked Broker —

Real Estate **EXPERT** with Proven **RESULTS**

#1 Individual in the Pacific NW    #5 Individual in the USA    #26 Individual in the WORLD 2017 RE/MAX STATS

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Video Tour: 8807.USA-Relocate.com

**3 LOTS ACROSS FROM PEACE HEALTH HOSPITAL**

**\$1,250,000** 8807 E Mill Plain Blvd, Vancouver  
OCI zoned, 3-tax lots would be perfect as office or medical space, a retirement center, or retail space. Drawn-up renderings/plans for medical offices and/or an assisted living facility.



Video Tour at: 88.USA-Relocate.com

**CUSTOM CRAFTSMAN ON 2.5 PRIVATE ACRES**

**\$1,100,000** 22515 NE 88th Street, Vancouver  
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: 2505.USA-Relocate.com

**MT. HOOD & COLUMBIA RIVER VIEW HOME**

**\$1,050,000** 2505 N Y Street, Washougal  
3 Bedrooms, 3.5 Bath | 4,337 SF  
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: 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: 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: 1110.USA-Relocate.com

**NEW CONTEMPORARY MASTERPIECE**

**\$900,000** 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: 1508.USA-Relocate.com

PRICE REDUCED

**BREATHTAKING VIEWS OF COLUMBIA RIVER & CITY LIGHTS 7 MIN TO PDX**

**\$875,000** 1508 SE Hawks View Court, Vancouver  
3 Bedrooms, 3 Bath | 2,600 SF  
Single story custom home w/high-end finishes. Kitchen has top of the line appliances, granite, butlers pantry & craftsman cabinets. Mature landscaping.



Video Tour: 11th.USA-Relocate.com

PRICE REDUCED

**MAGNIFICENT HOME IN FIRST PLACE**

**\$749,500** 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.



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: nw37th.USA-Relocate.com

PRICE REDUCED

**OUTDOOR ENTERTAINER'S DREAM**

**\$699,900** 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: 1866.USA-Relocate.com

**BEAUTIFUL CUSTOM HOME IN WASHOUGAL**

**\$650,000** 1866 N 14th Street, Washougal  
4 Bedrooms, 3 Bath | 2,897 SF  
Top of the line finishes. Great Room & Kitchen are the heart of the home. Gas fireplace. Gourmet Kitchen. Fenced backyard, covered deck, great neighborhood & manicured landscaping.



Video Tour: 181.USA-Relocate.com

PRICE REDUCED

**DAYLIGHT RANCH ON LARGE GREEN-BELT LOT BY CEDARS GOLF COURSE**

**\$625,000** 15603 NE 181st St., Brush Prairie  
3 Bedrooms, 2 Bath | 2,866 SF  
Meticulousness landscaping, deck & covered patio. Completely remodeled. Gorgeous kitchen. Hiking trails & golf course are close by. Hockinson Schools.



Video Tour: USA-Relocate.com

5.46 ACRES

**\$500,000** Ridgefield  
NEW LISTING - MORE INFORMATION COMING SOON!



Video Tour: 543.USA-Relocate.com

**BUILD YOUR DREAM HOME ON 10 ACRES**

**\$205,000** 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**

**\$900,000** 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.