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September 27, 2020



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**September Community
Spotlight featuring Felida &
Salmon Creek.**
SEE PAGE F3



**Free Virtual Home Buyer's &
Home Seller's Seminar.**
SEE PAGE F5



**Why Buy a
Manufactured Home?**
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**Over 70+ Homes in today's
Homes for Sale Directory.**
SEE PAGES F6 – F8

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Discover new homes in Ridgefield across two Lennar communities, Seven Wells Estates and Kennedy Farm. Seven Wells Estates offers 9 single and two-story floorplans, ranging from approximately 1,812 to 3,180 square feet with up to 4 bedrooms, 3.5 bathrooms and 3-bay garages. These new homes start from the mid \$400s. Kennedy Farm offers 8 single and two-story floorplans ranging from approximately 1,574 to 2,350 square feet with up to 4 bedrooms, 3 bathrooms and 3-bay garages. These new homes start from the low \$400s.

New homes at Bella Vista, a close-knit community in the Cascade Park area of Vancouver, offers five ranch and two-story plans ranging from approximately 2,387 to 2,762 square feet with up to 4 beds and 3 beds. Comprised of only 22 large homesites, enjoy life near shopping, exciting recreation, restaurants and entertainment. These new homes start from the mid \$500s.

Green Mountain is a beautiful new home community in a great Camas location that offers family-friendly amenities and two-story plans that start from the mid \$400s. Designs range from approximately 1,747 to 2,634 square feet with up to 4 bedrooms, 3 bathrooms, 2-bay garages.

Also coming soon to Camas in Spring 2021 is Haven Heights, a charming community of only 19 homesites ranging in size from approximately 2,507 to 3,422 square feet with prices starting from the mid \$600s.

Don't wait any longer - find all the room and inspiration you need to start enjoying life at home with Lennar!



**For today's Classifieds &
Jobs section**
SEE PAGES F9 & F10

At home, you need your space, and at Lennar, we design with more room for your family and life. Now more than ever, we are realizing the importance of having enough space in our home for everyone and everything. From working at home to

virtual schooling, the need for flexible space in the home has become essential. Next Gen® is the next level in new home living, balancing your family's privacy and togetherness under one roof. Whether you need space for family that comes to stay, or you would like a private office, studio,

homeschool room, gym, or rec room, Next Gen offers you a suite of possibilities. The Next Gen Suite is perfect for a home office: a private entrance and an open welcome area, a noise insulated, Wi-Fi CERTIFIED® space to work, learn, and create, multi-use space to accommodate wellness

and work needs, and a kitchenette to enjoy lunch breaks.

The possibilities for how you can use your Next Gen suite are endless, so make your move and experience the home office, reimagined - a better connected office that's connected to your home.

Who pays for what?

What are closing costs? Who pays for what? Keeping in mind that everything is negotiable, there is a custom that is followed nearly all of the time. Usually, the Seller pays the excise tax, the title insurance that insures the Buyer, one-half of the escrow fee, and the Realtor commission. The Buyer usually pays for fees associated with getting a loan and title insurance that insures their lender (unless they are paying cash), one-half of the escrow fee, and the recording fee.

The Purchase and Sale Agreement (PSA) form used by most Realtors in the area states that this custom will be followed, and serves as an instruction to the title company on who gets charged at closing. Changes to this customary

split of expenses can be negotiated between Buyer and Seller at the time the PSA is signed so that, for example, the Seller could pay some of Buyer's closing costs, or that Buyer and Seller will pay some costs usually paid by the other.

Let me explain a few line-items:

The way that Real Estate Excise Tax (REET) is calculated changed this year. It used to be the same rate for any sales price: 1.78% of the sales price. Now, it starts at 1.6% for sales up to \$500,000, and goes up from there, as much as 3.5% on sales above \$3 million.

Title insurance is a one-time payment that insures a Buyer that they are getting clear title, with the cost determined by the sales price, and insures a lender that their borrower is the owner and that they will be able to foreclose in the case of non-payment, the cost of which is determined by the loan amount. It pays the costs of a title company's tracking of documents (a) recorded (filed) with the County Auditor, like deeds, mortgages, easements, CC&Rs (Covenants, Conditions and Restrictions), and liens for unpaid taxes or child support; or (b) filed in Court cases, like probates and divorces.

Escrow fees, also determined by the sales price, pay the title company for handling documents and money. We draft the deed from Seller to Buyer, and the other forms needed to transfer ownership.

The Buyer's lender supplies the loan documents to be signed at closing. We also hold the Buyer's earnest money check, the lender's funds, and the Buyer's money needed to close until closing, when the funds are used to pay all of the Seller's debts, all costs and fees, apportion the taxes between Buyer and Seller depending on what time of year it is, and pay the remaining proceeds to the Seller.

Finally, the recording fee is the fee to record the documents with the County so that, next time we do a title search on your property, we know that you are the owner and whether you have a loan on your property. Usually, they are about \$250.

If you have questions, please call! We want to be part of your real estate success.

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 <p>Entertainers Delight!</p> <p>\$189,000 ML# 20232259 Bring your friends and family! 25x26 Great Room concept, built to co-mingle while cooking and entertaining. Extensive remodel in 2017. Convection oven. Quartz and Corian counters, custom soft close cabinets w/spice pullouts are beyond lovely. Walk-in closets in Master & BR 2. Raised beds featuring veggies and herbs. Extensive perennial garden in front. Triple pane windows. New roof & electrical 2017. Rec Center/Lap Pool/Party Room and more-Gated RV Parking.</p> <p>TRACY BURGESS 360-241-4015</p>	 <p>3BR, 2 BATH Manufactured Home</p> <p>\$134,900 ML# 20671891 1991 Fleetwood "Chadwick" 1566 SE. Painted Inside Laundry Adjacent to Kitchen Nook Master Has 2 W/I Closets and Soaking Tub. Linen Closet. Double Sinks Skylight in Master Bath-Vinyl Windows Throughout-All Appliances Included Single Carport with two other parking spaces in Driveway Tool Shed Fully Fenced Yard In Park Management. Fabulous Rec Center/Lap Pool/Hot Tub/Modern Kitchen and Party Room-Library-Fitness Area Gated RV Parking at Nominal Fee.</p> <p>TRACY BURGESS 360-241-4015</p>	 <p>THE HOME YOU WANT. THE HELP YOU NEED.</p> <p>Our network of agents are dedicated to helping their clients get the most out of a home. That's more than you'd typically expect from real estate. That's Home Services.</p>	<p>TO OUR COMMUNITY:</p> <p>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 <i>Berkshire Hathaway HomeServices Northwest Real Estate</i>, 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.</p> <p>Please be aware our company will never request you send funds or nonpublic personal information such as bank account and/or routing numbers, by email. If you receive an email message concerning a transaction involving our company with a request to send funds or provide non-public personal information, do not respond to the email.</p> <p>Immediately contact <i>Berkshire Hathaway HomeServices Northwest Real Estate</i> of suspected email fraud by contacting ldunn@bhhsnw.com or calling 503-350-7216.</p>
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COMMUNITY SPOTLIGHT

Felida & Salmon Creek, WA

FELIDA

A growing residential community with a rich pastoral history tucked in a quiet corner of Southwest Clark County.

NATURE & RECREATION

Felida Community Park
 Salmon Creek Greenway & Trail: 3+ paved miles through wetlands and wildlife interpretive areas
 Vancouver Lake, Lake River and Shillapoo Wildlife Area
 Fishing, boating, wildlife watching

SCENIC VIEWS

Sunrise on Vancouver Lake & Lake River
 Sparkling waves of the Columbia River
 Sunset behind Northwest Portland Hills
 Portland city lights

SALMON CREEK

Bordering Felida to the East is Salmon Creek, an established, high demand suburban community at the convergence of I-5 and I-205 North of Vancouver.

COMMUNITY FEATURES

Three Creeks Library (FVRL)
 Washington State University-Vancouver
 Legacy Salmon Creek Hospital
 Great Schools: Chinook and Salmon Creek Elementary Schools; Alki Middle School; Skyview High School
 Also an abundance of shopping complexes, dining and services

RECREATIONAL OPPORTUNITIES

Salmon Creek Park & Kline Pond: 35 acres of developed parkland for swimming, fishing & picnicking; 368 acres of undeveloped greenspace
 Salmon Creek Sports Complex: Home to youth sports groups
 Eastern trailhead for the Salmon Creek Trail



2104 NW 84th Loop, Vancouver



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\$1,375,000 Move in ready estate home. Stone tile exterior, new hot tub, water features, covered patio, home theater, wine cellar, billiard room with wet bar, huge master suite, gracious office/den with extensive rich wood work, gourmet kitchen, formal living and dining, family room, 3 gas fireplaces, 4 bedrooms, 3 full and 2 half baths, workout room, sitting area and more! ML# 20394923. Adjacent lot is also available for \$400k.

LORI BENSON
 360-241-0199
 vancouverhomefind@gmail.com
 RE/MAX Equity Group



500 NE 154th Street, Vancouver



IMPECCABLY MAINTAINED CUSTOM TUDOR ON 2.8 PARK-LIKE ACRES

\$850,000 Borders Whipple Creek. Great room features hardwood floors, fireplace, french doors lead to patio. Gourmet kitchen w/beams, oversize island w/granite slab, 6 burner cook-top, built-in oven, tile floors, bakers alcove & vintage woodstove. Formal dining/living rooms w/leaded glass. 3 spacious bedrooms, 3.1 Baths. Lower Level perfect for ADU or separate living space, includes kitchenette, bath, separate entry. Large finished shop/RV Garage w/storage. ML# 20157012.

JODIE SHARP
 360-798-6668
 jodie@sharprealtygroup.com
 Windermere Stellar - Felida



3411 NW 122nd Street, Vancouver



DON'T MISS THIS FELIDA 4BD/2BA BEAUTY!

\$439,900 Cul-de-sac location, wonderful trees. Brand new roof with transferable warranty, new interior and exterior paint, updated fixtures, and so much more. Potential for separate living quarters. XL fenced yard, freshly stained deck, large 2 car garage. Large bonus room. Walk to Felida elementary, Thomas Jefferson middle school, Felida park, Salmon Creek walking trail, Felida Village, Erickson farms shops/restaurants. Easy I-5/I-205 access. ML# 20065675.

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FALL HOME AND GARDEN | FALL GARDENING



Fall, with its cooler days, just begs you to get outside and enjoy your patios and porches. And while spring and summer's glory days are over, that doesn't mean you still can't add pops of color with container gardens. Here are some ideas for sprucing up your outdoor spaces with containers of color.



plants. Think of particularly fall-like accents like plastic pumpkins, craft logs or a basket.

BLOOMING AUTUMN

Yes, there are still lots of flowers that bloom right through fall, depending on your growing zone. Look to plants with trailing blooms, like petunias, which also come in a dizzying array of colors. Snapdragons are another fall favorite and come in a wide array of fall shades, like deep red and vibrant orange. In the warmer South, pansies do well in late fall and autumn and come in a riot of colors to match every decor.

FESTIVE FOLIAGE

And there's plenty of non-blooming plants to provide great color in your container. These include coleus, which comes in several bright hues; heuchera; stonecrop; golden leaf sage; flowering kale or cabbage; all kinds of ficus; sweet potato vines and many ivies. Just keep some of the more voracious growers, like vines and ivies, neatly trimmed.

MUMS

It wouldn't be fall without mums. You can choose all kinds of colors. Look to bring home a plant that's healthy and green with an upright attitude and lots of tightly closed buds. Make sure your container's light enough to move easily; as the season wears, you may need to move your mum around to better growing conditions. Pair fluffy mums with wiregrass or creeping Jenny for an elegant look. -Green Shoot Media

DON'T FORGET THE TEXTURE

Color is important when planning a container garden, but so is texture. This means the shape of the plant, the leaves and how it grows. Fall is a great time for tall, elegant ornamental grasses, and they also make great container garden centerpieces. Look for varieties like ponytail grass (*stipa tenuissima*) and purple fountain grass, with stunning deep aubergine blades.

CREATIVE CONTAINERS

Go beyond the basic flowerpot. With the right drill bit, you can turn just about anything into a container for



Call for your personal showing or virtual tour of one of these homes



\$1,265,000 | ML# 20360303

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29413 NE Lewisville Hwy, Battle Ground DEBRA LUEPKE 360-903-9743



\$1,200,000 | ML# 20571563

A parade quality, one-of-a-kind home. Perfection at every turn, including a standing seam metal roof, 32 roof mounted solar panels, clear cedar siding, spray foam insulation, wired for a 50A generator, wood floors, quartz & granite surfaces, solid mahogany doors, Milgaard windows, custom cabinetry + handcrafted carriage doors. True one level living + shop, RV/boat parking, fruit orchard, fenced acreage & multiple decks for entertaining.

40018 NE Christensen Rd, La Center ROWENA LUSBY-CAPLICE 360-909-6399



\$889,900 | ML# 20186581

Framed and beautifully presented on a .47 acre lot, tucked away in one of the finest executive neighborhoods in Camas. All this plus one level living with a vast and open floorplan. Four bedrooms + library/office + bonus room + exterior entrances and patios at every turn. A true entertainer's dream layout and home! Award winning schools and community. Conveniently located within minutes to freeways, PDX, restaurants & shopping.

1511 NW Beech Ct, Camas ROWENA LUSBY-CAPLICE 360-909-6399



\$759,000 | ML# 20119410

Very clean 5-plex AND 4 bedroom/2 bath ranch home for total of 6 units. Great investment and setup for owner occupied. Rents are under market. 7.5% Cap based on projected NOI. Don't disturb tenants. Commercial Zoning - can possibly be subdivided.

42400 NE Yale Bridge Rd, Amboy BRIAN PELKY 360-771-4967

WINDERMEREVANCOUVER.COM 360-694-4050

CREATORS SYNDICATE

THE NEWSDAY CROSSWORD
 Edited by Stanley Newman (www.StanXwords.com)
YOU DESERVE A MEDAL: Or a trophy, or a prize, etc.
 by Fred Piscop

ACROSS

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DOWN

1 Dragged from the rear
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20417 NE Bridlewood Rd, Battle Ground

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BARBARA CORIGLIANO REALTY

JB HOMES
YOUR HOME Your Way
JBHomesWA.com

JB Homes builds affordable new homes with the grace and feel of a custom home, in LaCenter

627 E Tanoak Avenue,
4 Beds | 2.5 Baths | 2,408 SqFt

\$459,900

Lot 84 - Under Construction. Beautifully built 4 bedroom, 2 1/2 bath on corner lot. Open concept kitchen, dining and family room. Office and Laundry room on the main. Kitchen has eat bar, SS appl, quartz counter-tops and pantry. Sprinkler system and fully fenced backyard! HOA maintains front yard.

803 E Tanoak Avenue, La Center
3 Beds | 2 Baths | 1,913 SqFt

\$419,900

Lot 88 - Under Construction. Great one-level home with 3 beds 2 baths. Greatroom with fireplace. Large fully fenced and landscaped back yard with covered patio. Kitchen with large island and eat bar. Quartz countertops, pantry, SS appliances and unique wet bar with sink. Home also offers large Master Bedroom with soak tub & walk in closet.

Please call Lindsey Maze with any questions or to schedule a Tour. Remaining homes are under construction.

JB HOMES | **AMAZING PROPERTIES, LLC**

Lindsey Maze
Broker/Owner
Amazing Properties, LLC
360.798.2786
Lmazehomes@gmail.com
amazingpropertiseswa.com

Real Estate NOTEBOOK

To promote your good news, call Krista Cunningham at 360-735-4583 or email krista.cunningham@columbian.com

columbianhomes.com

- PERSONNEL CHANGES • REAL ESTATE & BUILDING EVENTS
- COMMUNITY SERVICE • RECOGNITIONS
- EDUCATIONAL OPPORTUNITIES FOR HOME OWNERS, BUYERS, REAL ESTATE PROFESSIONALS OR HOME BUILDERS

TMG PROPERTY MANAGEMENT SERVICES NW NAMED A TOP WOMEN-OWNED BUSINESS IN OREGON & SW WASHINGTON

TMG Property Management Services NW, helmed by owner and founder Carmen Villarma, is named one of the Top Women-Owned Businesses in Oregon and Clark County, per the Portland Business Journal's 2020 Ranking based on number of employees. TMG moves into the Top 5 spot this year, up from its 7th spot in 2019, as it continues to grow its staff to more than 135 employees. Breaking into the top 5, rank reflects TMG's growth in the Pacific Northwest region, expanding its multifamily and single-family market share in cities such as Portland, Vancouver, Salem, Kennewick, and more.

"TMG is honored to be recognized in this prestigious list of Largest Women-Owned Businesses in Oregon and Clark County. At the core of our growth strategy is innovation and change; TMG has been great at anticipating market shifts and pivoting our policies and procedures to not just adapt but come out stronger and better each time," explains TMG President Carmen Villarma.

TMG, together with the other women-owned businesses in this year's list, post a combined employee head count of 3,356. Women in businesses are a driving force in both our local and national economy, generating \$1.8 trillion a year in the U.S.

ABOUT TMG:
TMG Property Management Services NW, is a leading full-service property management firm in Oregon and Washington founded in 1985. TMG Property Management Services NW is a branch of the TMG Family of Companies and provides fully integrated property management, asset management, and leasing services to multifamily and single-family homes.

Learn more about TMG's property management services:
Multifamily Property Management Services
Single Family Property Management Services

A PRODUCT OF THE COLUMBIAN'S ADVERTISING DEPARTMENT

German Potato Salad

If you've ever Googled recipes before a picnic, you know that there are more potato salads out there than you can shake a spoon at. One popular version is the German potato salad. But what makes it German? Read on to find out.

Warm Spuds
The German potato salad we think of is usually a warm potato salad dressed with bacon fat and vinegar. An argument could be made that there is a potato salad that originated in Germany that's cold and mayo-dressed, but it's a minority and we're leaving that alone. Here, assume a hot potato.

American Dish
German potato salad spread to America and throughout country with German settlers, though it remains most popular in heavily German areas like the Midwest. According to The Food Timeline, potato salads started appearing in American cookbooks in the 19th century.

Light is Right
German potato salad, because of its lack of mayonnaise, is an excellent choice for outdoor picnics and barbecues. Furthermore, that same lack of mayo makes for a somewhat lighter dish. Somewhat because it does include bacon and bacon fat in the dressing. You can also use German bacon, or speck, or ham.

Source: Green Shoot Media

INGREDIENTS

- 3 cups diced, peeled russet or Yukon gold potatoes
- 4 slices of bacon
- 1 small onion, diced
- 1/4 cup white vinegar
- 2 tablespoons of water
- 3 tablespoons white sugar
- Salt, to taste
- Black pepper, to taste
- 1 tablespoon chopped fresh parsley

INSTRUCTIONS

1. Boil the potatoes for about 10 minutes or until easily pierced with a knife or fork. Fry the bacon until crisp, then remove the bacon, reserving the grease.
2. Fry the onion in the bacon grease until browned. Add the vinegar, water, sugar and seasonings and bring to a boil. Add the potatoes and parsley, then crumble in the bacon. Heat through and serve.

The Columbian welcomes news about top agents, awards, community involvement and business announcements. Questions? Contact Krista Cunningham at 360-735-4583 or krista.cunningham@columbian.com. Real Estate Notebook is a service of The Columbian's Advertising Department and submissions are subject to editorial approval and will publish as space is available.

Columbian HOMES

HOMES For Sale

Columbian HOMES DIRECTORY

Call for your personal showing of one of these homes



14607 SE Rivershore Dr, Vancouver
\$3,479,000

3 Bed • 3.5 Bath • 5341 SF
15 X 30 Boat deeded boat slip included. Elegant and fully remodeled, low bank, Columbia River Waterfront home. Grand staircase & entry, 2 fireplaces, gourmet kitchen, 1600 ft of private waterfront beach.

Lori Anderson-Benson 360-241-0199
RE/MAX Equity Group



5511 SE Scenic Lane #300, Vancouver
\$3,450,000

3 Bed • 3.5 Bath • 4269 SF
Exquisite craftsmanship in this custom built home. Birds eye maple, white oak trim and bamboo floors, gallery art lighting, hidden rooms, rare granite, heated floors, complete Lutron lighting & blinds system. Gourmet kitchen.

Lori Anderson-Benson 360-241-0199
RE/MAX Equity Group



6013 SE Riverside Drive, Vancouver
\$2,995,000

6 Bed • 6.5 Bath • 8837 SF • 1.06 Acre
Stunning 180 degree river view. Extensively remodeled. Gourmet kitchen. 2 master suites (1 on main). \$250k theater overlooking the river that would rival the Cinema's! Amazing outdoor patio. Elegant terraced landscaping.

Lori Anderson-Benson 360-241-0199
RE/MAX Equity Group



20 ACRES

17211 NE 167th Ave, Brush Prairie
\$2,900,000

5 Bed • 6.5 Bath • 8591 SF
Outstanding equestrian facilities. Chefs Kitchen. Master suite on main. Billiards rm, movie-theater, arcade rm. Enclosed pool/patio, 10 stall barn, enclosed arena, pastures/shelters. RV Garage/Shops, go cart track!

Jodie Sharp 360-798-6668
Windermere Stellar - Felida



14621 SE Rivershore Dr, Vancouver
\$1,690,000

5 Bed • 3.5 Bath • 4706 SF
Beautiful new construction on Rivershore Drive with Columbia River Views! Gourmet kitchen with commercial appliances. Master on the main. 4 car garage. Storage. Easy care yard! Large covered patio.

Lori Anderson-Benson 360-241-0199
RE/MAX Equity Group



16933 SE Evergreen Hwy, Vancouver
\$1,500,000

Build Your Dream Home Here!
1.04 Acres of PRIME Columbia River Waterfront lot! Amazing views of the river and surroundings! No CC&R's, incredible views, private. Everything is ready for you, septic, well, and driveway, utilities to property.

Lori Anderson-Benson 360-241-0199
RE/MAX Equity Group



24308 NE 132nd Cir, Brush Prairie
\$1,475,000

5 Bed • 4.5 Bath • 6429 SF
Gourmet kitchen. Master on main. Huge game/TV rm w/wet bar, pool table, home gym, yoga room & office. Gorgeous outdoor living area with kitchen, fireplace, fire pit, heated in-ground pool and spa. Hockinson Schools.

Lori Anderson-Benson 360-241-0199
RE/MAX Equity Group



24303 NE 124th Cir, Brush Prairie
\$1,220,000

4 Bed • 3.5 Bath • 5511 SF
Privacy and Stunning views in this custom built one owner home in Summer Hills Neighborhood. Main floor master suite, 2 offices, 3 fireplaces, gourmet kitchen. Newer cedar exterior, covered patio, on cul-de-sac.

Lori Anderson-Benson 360-241-0199
RE/MAX Equity Group



12607 NE 245th Ave, Brush Prairie
\$1,200,000

3 Bed • 4 Bath • 4500 SF
Classic Prairie-Style Elegance. Stunning views of Portland and the West Hills while you listen to the quiet sounds of nature in Hockinson. Indoor/outdoor living, 3 gas fireplaces. Gourmet kitchen w/all new SS appliances.

Lori Anderson-Benson 360-241-0199
RE/MAX Equity Group



11115 SE 23rd St, Vancouver
\$1,149,000

6 Bed • 4.5 Bath • 5,530 SF
Beautifully built home in sought after Evergreen Highway area with river views. Lovely private and safe setting w/ attached guest house. Two spacious master suites, one on each level. Gourmet custom kitchen.

Lori Anderson-Benson 360-241-0199
RE/MAX Equity Group



24212 NE 124th Cir, Brush Prairie
\$1,040,000

4 Bed • 3.5 Bath • 4,751 SF
Beautiful updated. Remodeled kitchen. Master suite on main level. Backs to greenbelt with incredible views of Portland and the West Hills. New decks. Bonus room down could be in-law/guest suite. Move in ready.

Lori Anderson-Benson 360-241-0199
RE/MAX Equity Group



3325 NW Utah St, Camas
\$842,900

4 Bed • 2.5 Bath • 3304 SF
Lush green space behind this multi-level home! A synthetic deck inspires outdoor entertaining in a serene NW setting. 4BR + Den, 10ft ceilings on main, SS appliances, custom cabinetry. Camas schools!

Ala Malyakin 360-261-0300
Wollam & Associates / RE/MAX Equity Group



3347 NW Tanner St, Camas
\$789,900

4 Bed • 3.5 Bath • 2745 SF
One level with a Guest Suite in Camas! Oversized windows, custom built-in cabinetry, slab counters, undermount kitchen sink, walk-in mud set tile shower, gas fireplace, 10ft ceilings, 8ft doors and many more incredible finishes.

Ala Malyakin 360-261-0300
Wollam & Associates / RE/MAX Equity Group



SEPARATE LIVING AREA

117 Northridge Dr, Ridgefield
\$750,000

5 Bed • 3.5 Bath • 3733 SF
Nearly 1/2 acre w/ views out every window. Spacious ofc/br w/ext door! FULL apt w/no steps & private entrance! New 40 yr roof, interior paint, all new ss appliances, trim. Maple hardwood floors, 2 FP, 2 patios, deck.

Carey Siegmund 360-901-2515
RE/Max Equity Group



0 NW Sierra Ln, Camas
\$749,950

5 Acres
5-acre parcel has gentle southern slope & stunning river and Territorial views. Close-in acreage in the highly sought after Camas School District. No restrictions. Ideal property. No CC&R's, no HOA and a great location!

Terry Wollam 360-798-5820
Wollam & Associates / RE/MAX Equity Group



2511 NE 176th St, Ridgefield
\$724,900

3 Bed + Den • 2 Bath • 2514 SF
Quality upgrades: fireplace, ADA accessible, custom tile, hardwoods, granite. Master suite w/massive closet; roll-in shower. Great room & gourmet kitchen, pantry & SS JennAire appls. Outdoor covered patio. EZ care, pvt yd.

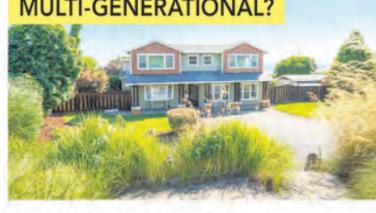
Carolyn Crawford 360-931-0481
Coldwell Banker Bain



13011 NE 42nd Ave, Vancouver
\$719,900

5 Bed • 3.5+ Bath • 3278 SF
Stunning custom! Craftsman millwork, hardwoods. Fireplace. Chef's kitchen. Master on main w/jacuzzi tub & private patio. Formal dining, den/main floor bdrm. 2nd master, 2 bdrms+ bonus up! Hot tub hkup & fabulous yard!

Cyndi Ridenhour 360-521-9887
Real Living the Real Estate Group



MULTI-GENERATIONAL?

6905 Sleret Ave, Vancouver
\$699,900

4 Bed • 3 Bath • 4190 SF
Newer ADU- Multigen Living/Rental. Fireplace. Beautiful yard w/she-shed, water feature & zip-line. Hwd floors, 2 masters (one on main), fam rm w/ frplc. ADU/apt has 1 bdrm, kitchen, bath, frplc, laundry hkpups, workout rm.

Jodie Sharp 360-798-6668
Windermere Stellar - Felida



184 Reno Cut Off Rd, Woodland
\$685,000

3 Bed • 2.5 Bath • 2272 SF • 2.85 Acres
Stunning Remodel. One level ranch. Custom cabinets, quartz counters, kitchen island. Eucalyptus hardwoods. Pellet stove fireplace insert. 52x48 Shop, plumbed for bthrm, sep ofc space & loft. RV hkpups, low maint. fncd bkyd.

Mary Meeker 360-936-5797
Woodland Real Estate



3614 NW 24th Cir, Camas
\$675,000

5 Bed • 4.5 Bath • 4666 SF
Camas dream w/spacious floor plan & views! Quiet cul-de-sac w/3-car tandem gar. Family rm w/gas FP, elegant hrdwds. Open kitchen w/island w/eat bar, SS gas apps, pantry. Stunning master suite. Bonus room. Gorgeous backyard.

Jerrold Strandemo 360-909-5967
Coldwell Banker Bain



MULTI-GENERATIONAL LIVING?

1370 N Blodgett Ct, Washougal
\$675,000

6 Bed • 3.5 Bath • 4389 SF
1281 SF lower level has outside entrance. Gorgeous custom built craftsman. Main floor master suite. Daylight basement. Views of river valley, hills, and Mt Hood. Gourmet kitchen. Assessed at \$682,000.

Gary Drake 360-921-8990
Coldwell Banker Bain



15102 NE 98th Cir, Vancouver
\$660,950

3 Bed • 2.5 Bath • 2722 SF
New one-story home w/neighborhood park with walking trails. 10' ceilings, master suite on main, open kitchen, formal living room, dining nook, SS appliances. Den can be 4th bedroom or a home office, bonus room.

Ala Malyakin 360-261-0300
Wollam & Associates / RE/MAX Equity Group



273 Shirley Gordon Rd, Kalama
\$650,000

3 Bed • 3 Bath • 2762 SF • 1.68 Acres
Panoramic Columbia River views. Lovely daylight ranch. Master on the main! Bright kitchen, granite, island, SS appls. Covered patio. Possible theater rm in lower level. Roughed in central vac, security and alarm sys.

Mary Meeker 360-936-5797
Woodland Real Estate



15004 NE 98th Cir, Vancouver
\$625,200

3 Bed • 2.5 Bath • 2312 SF
10' ceilings, open kitchen design w/dining nook, upgraded Kitchen Aid SS appliances, formal living room. Den for a home office, 8' door. Safe/Smart home technology. Covered patio, AC, large 3-car garage.

Ala Malyakin 360-261-0300
Wollam & Associates / RE/MAX Equity Group

To view more Homes for Sale visit ColumbianHomes.com

HOMES For Sale

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15110 NE 98th Cir, Vancouver
\$615,950

3 Bed • 2.5 Bath • 2312 SF
Safe/Smart home technology. Master suite w/full bath, 10' ceiling, open kitchen w/dining nook & SS appliances, formal living room, 8' door, den for a home office. 3-car garage, AC, covered back patio, and spacious large yard!

Ala Malyakin 360-261-0300
Wollam & Associates / RE/MAX Equity Group



15008 NE 98th Cir, Vancouver
\$614,500

3 Bed • 3 Bath • 2289 SF
Master Suite on main w/ full bath, 10' ceilings, great room open to the kitchen, dining nook & SS appliances. Formal living room, 8' doors. A/C, large covered back patio, and spacious usable yard! 3 car garage.

Ala Malyakin 360-261-0300
Wollam & Associates / RE/MAX Equity Group



5201 NE 130th St, Vancouver
\$588,900

4 Bed • 2.5 Bath • 2370 SF
Open "Great Room" concept with kitchen flowing into inviting space for relaxing & entertaining. Spacious Master Suite. Covered patio, large backyard. Finishes selected by our Design Studio Professionals.

Glenn D Bonner 360-907-8558
New Tradition Realty



15106 NE 98th Cir, Vancouver
\$581,950

4 Bed • 2 Bath • 2031 SF
Master suite on main w/full bath, 10' ceilings, open kitchen with dining nook & SS appliances, formal living room, 8' doors. Safe/Smart home technology. Large covered patio, AC, 3 car garage, space for RV parking.

Ala Malyakin 360-261-0300
Wollam & Associates / RE/MAX Equity Group



4124 S 16th Way, Ridgefield
\$576,900

5 Bed • 3.5 Bath • 3376 SF
Spacious home offers den, flex/guest room on main w/full bath, bonus room, and comfortable sized bedrooms. Quartz kitchen, engineered hardwoods, baths w/tile floor/counters + tile master shower, A/C & more!

Kelly Wade 360-910-0055
New Tradition Realty



4218 S 16th Way, Ridgefield
\$568,900

5 Bed • 3.5 Bath • 2797 SF
Multi-gen Grandview plan w/separate living on main. A/C, engineered hardwoods, 42" stained cabinets. Customize your home at our Design Studio. 2 yr Builder warranty. 3rd party Energy Star certified builder.

Kelly Wade 360-910-0055
New Tradition Realty



4913 S 12th Cir, Ridgefield
\$567,500

4 Bed • 2 Bath • 2235 SF
Move-in ready home in Seven Wells Estates! Superior upgrades including high ceilings, engineered hardwoods, slab countertops, great room built-ins, A/C, energy star rated appliances, landscaped/fenced and more!

Gina Turnbull 503-341-4640
Wollam & Associates / RE/MAX Equity Group



1202 S 44th Ave, Ridgefield
\$556,900

5 Bed • 3.5 Bath • 2797 SF
Multi-gen plan w/separate living on main. A/C, engineered HW, 42" stained cabs, tile counters/floor in baths + tile mstr shower. 2 yr Builder warranty. 3rd party Energy Star certified builder! Several plans to build!

Kelly Wade 360-910-0055
New Tradition Realty



2504 Main St, Washougal
\$525,000

4 Bed • 2.5 Bath • 3037 SF
Beautiful 1936 Tudor zoned mixed use near downtown core. Over 90K in upgrades! Separate entrance leads to basement. Complete kitchen remodel. Cozy fireplace. Almost 1/2 acre lot w/shop and 50 much parking!

Robin Steigmann 360-518-6105
Columbia River Realty ERA Powered



13010 NE 102nd St, Vancouver
\$519,900

4 Bed • 3 Bath • 2884 SF
Master Suite on main! Great room w/fireplace. Quartz counters, gas range, SS appliances. 9ft ceilings on main w/ 8ft doors, fenced back yard w/covered outdoor living area. Built by award winning Pahlisch Homes!

Vikki Jensen 360-904-8671
Wollam & Associates / RE/MAX Equity Group



828 NE 29th Way, Battle Ground
\$511,900

4 Bed • 2.5 Bath • 2463 SF
Open living with family in mind. Master Suite w/walk-in closet, double vanity, soaking tub, shower. Central island, walk in pantry, built-in oven. Covered patio, tankless water heater, 95+% gas furnace, Smart Home Package!

Karen Wright 360-213-8372
New Tradition Realty



224 S 21st Pl, Ridgefield
\$509,900

4 Bed • 3 Bath • 2322 SF
Fabulous two-story craftsman by Generation Homes NW! This home boasts a 10' entry, master walk-in closet, laminate flooring, & quartz kitchen countertops. Fenced, landscaped, sprinkler system, and more!

Gina Turnbull 503-341-4640
Wollam & Associates / RE/MAX Equity Group



806 NE 29th Way, Battle Ground
\$499,900

4 Bed • 2 Bath • 1929 SF
Large great room w/11' ceiling. Built-in SS appliances, slab granite, pantry and large center island. Expansive Master Suite w/dual sinks, soaking tub & tiled shower. •Now Includes Smart Home Package•

Jaime Richardson 360-513-2397
New Tradition Realty



5206 NE 133rd St, Vancouver
\$499,900

3 Bed • 2 Bath • 1845 SF
Gourmet kitchen w/huge island, SS appliances, slab granite & laminate floors. Spacious master en-suite. 9 ft. ceilings, A/C, tankless water heater, 95% energy efficient furnace & central vacuum. Front yard sprinklers.

Mandi Kostman 360-606-4080
New Tradition Realty



2019 N 3rd Way, Ridgefield
\$488,900

4 Bed • 3 Bath • 2343 SF
10' entry, laminate flooring, & quartz countertops. Fenced, landscaped, sprinkler system, and more! Please visit Generation Homes's model home, open Fri-Mon 12-5 pm, located at 1236 S 50th Pl, Ridgefield.

Gina Turnbull 503-341-4640
Wollam & Associates / RE/MAX Equity Group



4323 SE 178th Pl, Vancouver
\$469,000

3 Bed • 2.5 Bath • 2213 SF
Stunning & Private Gated Condo in Fishers Landing. Greatroom floorplan w/hardwoods, gas FP, SS granite kitchen. Luxurious master suite. Near Restaurants, Shopping, Groceries, Medical, Camas.

Shawn Sturos 360-606-5389
Coldwell Banker Bain



4208 S 17th Way, Ridgefield
\$467,900

4 Bed • 2 Bath • 1781 SF
Spacious great room w/fireplace, quartz kitchen + 42"stained cabs, engineered HW. Baths w/tile counters/floor + tile mstr shower. 2 yr Builder warranty. 3rd party Energy Star certified builder. Model available to view.

Kelly Wade 360-910-0055
New Tradition Realty



4848 S 16th Dr, Ridgefield
\$466,000

3 Bed • 2 Bath • 1897 SF
Desirable One level. Ready in Nov. Open-concept. Great Room complete w/large kitchen island, dining nook, tech center, fireplace, and covered patio. Owner's suite w/huge closets & luxurious bathroom.

Melinda Shoote 360-635-7911
LENNAR



1249 E 2nd St, La Center
\$465,900

4 Bed • 2.5 Bath • 2496 SF
Proposed Everson plan - we have several one & two level. Multi-gen living plans available, select your lot. Our Design Studio offers many options to personalize. Homes are Energy Star certified & built above code standards!

Kelly Wade 360-910-0055
New Tradition Realty



8602 NE 165th Ave, Vancouver
\$460,900

3 Bed • 2 Bath • 2241 SF
Silverton features main level living w/bonus room upstairs. Great room, spacious kitchen w/leat at island, pantry. Master bath w/walk-in closet, soaking tub w/option for walk-in shower. •Now Includes Smart Home Package•

Karen Wright 360-213-8372
New Tradition Realty



3720 S 40th Pl, Ridgefield
\$460,500

4 Bed • 2.5 Baths • 2306 SF
Modern layout. Upstairs are all four bedrooms, including the spacious owner's suite with spa-inspired master bathroom and large walk-in closet. Everything's Included, meaning home-buyers get desirable features and upgrades.

Robin Schierscher 360-580-8698
LENNAR



16521 NE 83rd St, Vancouver
\$452,900

3 Bed • 2.5 Bath • 2311 SF
The Columbia plan showcases an open, inviting design w/rec room and den. Tankless water heater, 95+% gas furnace, Smart Home Package and more! HERS index-54. 3rd party Energy Star and WA Built Green certified!

Karen Wright 360-213-8372
New Tradition Realty



0 W V St, Washougal
\$450,000

Build Your Dream Home - 2.91 Acres
One of a kind acreage located in Washougal with Camas Schools. South of Riverview Terrace this 2.91 acre lot would make an incredible estate lot. Natural rock-croppings with beautiful vegetation.

Jodie Sharp 360-798-6668
Windermere Stellar - Felida



OPEN BY APPT 12-4

7909 NE 78th St, Vancouver
Mid \$400s

3 Bed+ Office • 2.5 Bath • 2368 SF
Call for appointment to visit this gorgeous Quail Homes Model. Low maintenance living perfect for empty nesters or busy professionals.

Jon Girod 360-907-5800
Quail Homes

To View More Homes for Sale visit ColumbianHomes.com

HOMES For Sale

Columbian HOMES DIRECTORY

Call for your personal showing of one of these homes



6609 NE 163rd Ave, Vancouver
\$445,000

4 Bed + Loft • 3 Bath • 2259 SF
 Beautiful and bright w/appealing floor plan. Vaulted ceilings with dual upstairs access. Granite counters, hardwoods, new carpet & fresh ext paint. Master w/2 closets, dbl sink, shower & jetted bathtub. Union HS & Emerald Elem.

Tomasina Porotesano 360-601-5330
 Columbia River Realty ERA Powered



7916 Old Pacific Hwy N, Castle Rock
\$445,000

3 Bed • 2 Bath • 2274 SF • 6.77 Acres
 Beautiful serene country home. Newer Vinyl windows. Updated kitchen. Master w/fabulous soaking tub & separate shower. RV parking+ 2 car garage+ SHOP 25X35 w/power. Well plus spring-fed well for outdoor watering.

Tiffani Whitten 360-907-3723
 Real Living the Real Estate Group



SINGLE STORY

3823 S 40th Pl, Ridgefield
\$441,750

4 Bed • 2 Bath • 1946 SF
 October Move In! SS appliances, white cabinets, large granite island open to living/dining room. Gas fireplace, blinds, tankless water heater, A/C, sprinkler system, fenced backyard with deck. Wi-Fi - Certified.

Robin Schierscher 360-580-8698
 LENNAR



218 NW 23rd St, Battle Ground
\$441,400

4 Bed • 2 Bath • 2078 SF
 One level or 2078 sq ft two level, 3rd garage available on two level home. Flat lot, RV/Boat parking. Quiet location. Buyer to select options/colors at Design Studio. All homes are Energy Star Certified, 2-10 warranty.

Kelly Wade 360-910-0055
 New Tradition Realty



208 NW 23rd St, Battle Ground
\$441,400

4 Bed • 2 Bath • 2078 SF
 One or two level homes available, flat lot, RV/Boat parking. Ask about Builder carried financing. Buyer to select options/colors at Design Studio. All homes are Energy Star Certified, 2-10 warranty.

Kelly Wade 360-910-0055
 New Tradition Realty



200 NW 23rd St, Battle Ground
\$436,900

3 Bed • 2 Bath • 1923 SF
 One or two level, 3rd garage available on this flat lot, RV/Boat parking. Multi Gen living option. Enjoy this quiet location with close proximity to town. Buyer to select options/colors. All homes are Energy Star Certified.

Kelly Wade 360-910-0055
 New Tradition Realty



8221 NE 38th Ct, Vancouver
\$429,950

4 Bed • 2.5 Bath • 2083 SF
 New spacious light & bright home. Large family room, fireplace, master suite with walk-in closet, open kitchen w/dining, SS appliances, quartz countertops, laminate flooring, covered patio. Skyview high school!

Ala Malyakin 360-261-0300
 Wollam & Associates / RE/MAX Equity Group



1924 NE 90th Cir, Vancouver
\$429,000

3 Bed, 2.5 Bath • 2414 SF
 Beautiful home on a large lot with fantastic outdoor living! New deck, garden & big yard w/lush grass! Ext of home is freshly painted! Kitchen open to family room! Living & dining rm = lots of space. Vaulted master suite!

Cyndi Ridenhour 360-521-9887
 Real Living the Real Estate Group



3729 S 40th Pl, Ridgefield
\$428,900

4 Bed • 2.5 Bath • 1876 SF
 Great room opens to open-concept floor-plan where dining, kitchen, and living room flow together. Gas fireplace. Large kitchen w/granite & GE SS appls. Everything's Included! Desirable features & upgrades.

Robin Schierscher 360-580-8698
 LENNAR



118 Bald Eagle Rd, Ariel
\$425,000

3 Bed • 2.5 Bath • 1623 SF
 New home tucked away in the woods on 2.88 acres! Trane heat pump, up-graded carpet & luxury vinyl tile/laminate throughout. Vaulted, 9' ceilings in master. Back patio, individual well. Private acreage w/walking trail.

Erica L. Rodman 360-281-0768
 Woodland Real Estate, LLC



1801 SW 2nd Ave, Battle Ground
\$419,000

4 Bed • 2.5 Bath • 2,016 SF
 Beautifully remodeled home. Open family room/kitchen area with dining, formal living room/office. Large fenced yard with garden shed, full length covered patio for outdoor entertaining year round, garden area.

Lori Anderson-Benson 360-241-0199
 RE/MAX Equity Group



3711 S 40th Pl, Ridgefield
\$414,900

3 Bed • 2 Bath • 1574 SF
 Beautiful one story. Spacious bedrooms. Gourmet kitchen. Amazing new home. Everything's included homes includes all of the green features and luxury designer upgrades that you have come to expect from LENNAR.

Robin Schierscher 360-580-8698
 LENNAR



9301 NE 26th Ct, Vancouver
\$400,000

3 Bed • 2 Bath • 1632 SF
 Charming Wrap-around Porch. Great-room floorplan w/gas fireplace. Beautifully landscaped. Spacious Master Suite. New laminate & paint. Easy care yard & small garden. RV parking. Convenient location.

Shawn Sturos 360-606-5389
 Coldwell Banker Bain



8101 NE 78th St, Vancouver
\$399,900

4 Bed + Den • 2 Bath • 1723 SF
 Backyard sanctuary-beautifully landscaped, waterfall feature w/koi pond. Follow the pathways out to a gate to the golf course. Bamboo floors, fully fenced, rv parking, newer heat pump. 2 covered patios. Shed. 2 fireplaces.

Emm Moore 360-921-3844
 Coldwell Banker Bain



8512 NE 165th Ave, Vancouver
\$395,900

3 Bed • 2 Bath • 1569 SF
 New Tradition Model home located at 18905 NE 83rd St. Open great room concept, cozy gas fireplace, large island style kitchen, spacious master. 100% Energy Star & Built Green of WA certified by a 3rd party!

Danielle Finch 360-513-5105
 New Tradition Realty



17146 SE 23rd Drive #11, Vancouver
\$389,900

3 Bed • 2.5 Bath • 1553 SF
 Gated Community. Granite Countertops. Main lvl has 3rd BRs + Dining Room Living Room + Kitchen. 2nd lvl has loft + 2 BR & 2 Bath. Low Maint. Yard. Great Location near Shopping, Freeways & Medical.

Jim Dohm 360-608-7933
 RE/MAX Equity Group



141 E Minihan Ct, La Center
\$381,900

3 Bed • 2 Bath • 1430 SF
 Several one & two level homes to be built to fit your needs. Multi-gen living plans available. Our Design Studio offers many options to personalize. Homes are Energy Star certified & built above code standards!

Kelly Wade 360-910-0055
 New Tradition Realty



13022 NE 24th Cir, Vancouver
\$369,999

3 Bed • 2.5 Bath • 1722 SF
 New home located in established Woodridge Park community! Master suite on main, open kitchen w/dining nook and SS appliances, formal living room, finished basement. Enjoy neighborhood park with walking trails.

Ala Malyakin 360-261-0300
 Wollam & Associates / RE/MAX Equity Group



520 SE Columbia River Dr #320, Vancouver
\$326,000

2 Bed • 2 Bath • 1070 SF
 Secure Building. New SS appliances, great room, dining nook, balcony, gas fireplace. Master w/double sinks and walk-in closet. 1.5 miles to new Waterfront. Secure basement parking spot with storage room. Call today!

Staci Uhey 360-281-6720
 Realty Pro, Inc.



CONDO

17311 SE 16th St, Vancouver
\$295,000

2 Bed • 2.5 Bath • 1298 SF
 Desired Fishers Landing. Laminate flooring. Fireplace. Vaulted Family rm. Master bedroom suite w/walk in closet. Heat pump/AC covered patio, 1 car garage all appliances stay. Fabulous location.

Linda Viken 360-281-3413
 Coldwell Banker Bain



31102 NE 37th St #2, Camas
\$200,000

TINY HOME! 1 Bed • 1 Bath • 398 SF
 Charming Tiny Home on leased land. Private get-away feel. Secluded, yet still close to town. Storage. Shed. Catios/shelter for your animals. Room to garden or bring your pets. Electrical, water & septic. Possible Air-B&B?

Colleen Wright 503-484-4516
 Columbia River Realty ERA Powered



3777 Addy St, Washougal
\$90,000

2 Bed • 2 Bath • 1142 SF
 Delightful home in North Shore Estates. Comfortable eat in kitchen, roomy master/master bath. 2 porches. Minutes to HWY 14 and PDX. New heat pump and duct work. Park maint. & yard debris incl in space rent.

Colleen Wright 503-484-4516
 Columbia River Realty ERA Powered



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