

Lacamas Hills & Northside Model Openings

Toll Brothers, America's Luxury Home Builder®, unveils two exquisite new model homes in the Camas-Washougal area this month.



Cushman with Basement Farmhouse | Lacamas Hills.



Samish Prairie | Toll Brothers at Northside.



Sunrise view from Toll Brothers at Northside.

Fresh style and inspiration abound at the upcoming grand openings at neighboring Lacamas Hills and Toll Brothers at Northside communities. Prospective homebuyers are invited to the celebrations where they can indulge in light bites, refreshments, and live music while exploring these meticulously crafted homes.

Set on the peaceful north side of Lacamas Lake and surrounded by acres of greenbelt sits Lacamas Hills. **ON SATURDAY, JANUARY 13 YOU ARE INVITED TO TAKE IN THE BREATHTAKING LAKE VIEWS WHILE TOURING THE TWO-STORY CUSHMAN WITH BASEMENT MODEL.** This spectacular home boasts chic lakehouse décor with rich walnut furniture, iron accents, and pops of green. Upon entry, a five-foot chandelier suspended from a beamed ceiling warmly welcomes you, guiding your gaze into the expansive great room. Here the oversized island adorned with an exotic black and white countertop takes center stage.

ON SATURDAY, JANUARY 27, TOLL BROTHERS AT NORTHSIDE WILL CELEBRATE THE GRAND OPENING OF THE EXPANSIVE SAMISH MODEL. This home showcases a sophisticated modern craftsman décor with clean lines, warm woods, and nature-inspired materials in a rich earthy palette of saddle, bone, and dune. This expansive home is sure to impress with a dramatic catwalk above the lofty 2-story foyer and great room. Set on a hillside with spectacular views, Toll Brothers at Northside offers one-, two-, and three-story homes on estate-sized home sites.

"Between these two communities, there's a wonderful breadth of home designs here," says Kelley Moldstad, Group President for Toll Brothers. "We have ramblers that offer the convenience and ease of single-level living, all the way up to three-story designs that provide spacious flexibility." Buyers can choose homes with multi-generational suites, loft spaces, in-home offices, and stunning covered outdoor living areas that bring the outside in. These highly desirable alfresco spaces can be accessed through stackable glass doors, allowing for seamless indoor-outdoor living. Some homes also offer front and back patios to take advantage of the views.

Whether indoors or out, personalization is possible throughout all Toll Brothers homes. One of the hallmarks of the Toll Brothers' experience is the opportunity for homebuyers to work one-on-one with a professional designer at the Portland Design Studio to select their home's fixtures and finishes. "Buyers love receiving niche design tips and advice that reflects their personal vision for their home," says Moldstad. This attention to detail ensures that each buyer ends up with a one-of-a-kind home that feels uniquely their own.

Both communities are conveniently located within a five-minute drive of top-rated schools in the Camas School District, including Lacamas Lake Elementary, Liberty Middle, and Camas High Schools.

For more information on the model grand opening celebrations, please visit TollBrothers.com/Camas

Lacamas Hills is priced from the mid-\$800,000s and Toll Brothers at Northside is priced from \$1.2 million.

Toll Brothers is a publicly owned company listed on the New York Stock Exchange (NYSE: TOL) that builds in over 60 markets in 24 states.

Real Estate Trends

2024: Here We Come!

Until mortgage interest rates drop more dramatically, the big news in real estate as the New Year begins is a change in homebuyer's agent (Realtor) compensation.

Washington State Real Estate Agency Law is seeing the biggest changes in the 25-year history of the law, altering how buyers' agents are hired and paid.

For years, real estate brokerage firms were only required to enter into contracts with sellers, not buyers. As explained by a Northwest Multiple Listing Service (one of two MLS's covering Clark County), the Agency Law will now require real estate firms, acting through their agents, to enter into a written "brokerage services agreement" with any party the firm represents, both sellers and buyers. The services agreement with buyers must include:

1. The amount the firm will be compensated and who will pay the compensation;
2. The term of the agreement (with a default of 60 days but an option for a longer term);
3. The name of the broker appointed to be the buyer's agent;
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6. Whether the buyer consents to the broker's designated broker/ managing broker's limited dual agency; and
7. Any other agreements between the parties.

For many buyers, compensation is the most-important detail: if the Seller is not going to pay, will the buyer be expected to pay out-of-pocket? The answer will vary from broker to broker and even buyer to buyer.

For buyers, the first day of working with a real estate agent may be more detailed than before. Depending on a firm's or individual agent's practice, that first day could have been as simple as "I saw a house I want to look at. Can you show it to me?" Now, a buyer can expect to be presented with a contract at that first interaction—don't be offended, as your agent is only doing what the law now requires.

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Specifically, the 1924 Winter Olympics, the first ever held, took place in the town of Chamonix in the FRENCH ALPS (24 Across). The first book of CROSSWORDS (25 Across), published in 1924, was the initial offering from Simon and Schuster. MARJORIE Kinnan Rawlings (82 Across) is best known for her novel *The Yearling*, for which she received the 1939 Pulitzer Prize for fiction.

You can contact puzzle editor Stanley Newman at www.StanXwords.com. 1/7/24


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Edited by Stanley Newman (www.StanXwords.com)

A CENTURY AGO: Stuff from 1924

by S.N.

ACROSS

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6 "Silly mel"

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76 "Ready when you ___"

77 The heavyweight boxing champ

81 Try to buy at auction

82 Writer ___ Kinnan Rawlings

84 Grinch creator

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87 Pisa place

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89 *The Time Machine* author

91 A sense

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96 It had its first radio broadcast

98 His *Magic Mountain* was published

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8 Can't stay

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38 His *poems de amor* brought him world acclaim

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51 Convenient, in product names

52 High hairstyles

53 Model married to Sarkozy

54 Showed initiative

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1/7/24

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56	Packs (down)	73	Church district	89	Indy Jones weapon
58	City of Tuscany	75	Football officials	90	Irish republic
60	Didn't do anything	77	Needing work	91	Takes to court
61	Civil War photographer	78	Thinks much of	92	Snoozer of a speaker
62	Leave quickly	79	Diner serving	93	Sentry's order
63	GWTW heroine	80	Beer can opener	94	Had no doubt about
64	Similarly	81	Original SNL cast member	95	Part of AD
65	Passes quickly	83	Cast aside abruptly	96	Question of identity
66	Boca __, FL	85	Polka band instrument	97	NHL tiebreakers
67	Shelled out	87	"No more for me"	99	Foal food
69	Spanish national hero				
70	Smart-alecky				

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