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October 6, 2019



Columbian HOMES

FOR SALE

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HOME SERVICES

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Toll Brothers Fall Festival next Saturday.

SEE PAGE F2 for details.



Soldera Properties Grand Reopening.

SEE PAGE F4 for details.



Homewise Real Estate Tips & Advice.

SEE PAGE F9



Over 60+ Open Houses TODAY!

SEE PAGES F6-F8



Quail's Newest Community - Quail Reserve. Open Today 12-4.

SEE PAGE F3

THIRD GENERATION BUILDERS

Find Their Niche in the Custom Home Market



Anyone shopping for a home in today's real estate market knows how frustrating it can be when you can't find what

you want. Some people may decide to just buy land to build the home they want. This is the niche market for Brabec Homes.

Scott and Rob Brabec are brothers and third generation builders who grew up around here. "We've been here all our lives," Scott said. "We went to Battle Ground High School. We're local boys."

The brothers have been building custom homes in Southwest Washington for 27 years. But you won't see rows of homes built by the Brabecs in large developments, nor any model or "spec" homes either. As a small builder, their designs are completely custom and they devote their time to only building five or six homes per year.

"Our niche market is people who want a home designed to fit them and typically have land though we do help people find land," said Scott.

As an experienced design build firm, the Brabecs take pride in their ability to maximize the benefits of any lot, acreage or view property as well

as use efficient design techniques and communication during the design process to minimize change orders, which means saving money for their clients.

"The key difference between us and our competitors is that we start with a budget and work backwards, designing their home's size and including amenities to fit that budget," Scott explains. "Sometimes we work with client's architectural plans or a plan they selected off the web and then have to be the bearer of bad news because the finished drawings are either too big or the amenities too lavish that both exceeded the customers budget.

Now, the Brabecs have found a system that works. With Rob's engineering background they can keep all the design and blueprint plans inhouse. Scott says this gives them "the inside info."

"We can refine the plan up front before actually drawing up blueprints," he said. "Overall, it's a happier experience for everybody." And not only for their clients but also for the brothers working together as a team. Scott's says his business administration background rounds out the expertise they offer their clients.

"I stay inside and Rob stays outside. That works well for us," he said.

A small but interesting submarket where the Brabec brothers have found another niche are with buyers looking for Insulated Concrete Form (ICF) homes. Scott Brabec says that even though these homes cost about 10 percent more, they come with a wide range of benefits.

"ICF buyers usually choose these homes for very specific concerns such as energy efficiency, earthquakes, termites, fire, or noise reduction," Scott said. Brabec Homes has two ICF homes currently under construction.



To find out more about the building and design services offered by Brabec Homes, visit www.brabechomes.com

Pumpkin Spice & Everything Nice

For those of you who know me, I love fall. And every year during the dreaded heat wave of August I find myself dreaming of cool fall days, of wearing soft woven scarves and knee high boots, and treating myself to my favorite fall drink: a pumpkin spice latte (lovingly abbreviated "PSL" by its fans).

I start drinking these as soon as they hit my local Starbucks at the end of each summer, but I force myself to at least hold out until September 1st to decorate my farm home for fall. However, that doesn't mean I haven't



already been shopping the fall aisles at my local Hobby Lobby far ahead of time...But, now finally, the calendar says autumn has begun so I can officially start my decorating-yaay!

Speaking of pumpkin spice lattes, they have become a symbol of autumn and represent the change of the season from hot and sunny to warm and cozy. In fact, the complete essence of the PSL is no longer confined to a cup, but it spills over into home décor in the form of candles and soaps, and into kitchens as many yummy treats such as pumpkin spice pancakes for breakfast.

For my fall loving friends who want to bring the spirit of season inside, I have a few inspired home design and décor ideas that provide a taste of the trend without getting too pumpkin crazy:

- **Caffeinated Color:** Spiced Pumpkin paint (#PMD-80) by Behr can reinvigorate a desk, chair, or frames. It's an easy way to incorporate a cozy color without painting an entire wall.

- **Wrap yourself in pumpkin spice:** A cable knit throw and pillows in rich autumn colors and textures is an easy way to change up seasonal décor on your sofa.

- **Seasonal Cleaning:** Pumpkin spice hand soaps and cleaning products will leave the scent of crisp clean autumn lingering in the air.

And my favorite way to decorate in the fall - my front porch! Cornstalks and pumpkins seem to make their way to my porch on their own. A bench adorned with pillows the colors of the harvest, and vibrant chrysanthemums eases the loss of summer blossoms.

Welcome Fall!

Krista

Krista Cunningham
Advertising & Marketing Guru for
The Columbian and Sprout Digital 360-735-4583

Columbian HOMES



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Columbian HOMES

OPEN SAT & SUN AT OUR NEW RIDGEFIELD MODEL HOME

VISIT OUR BEAUTIFUL MODEL HOME IN ROYAL VIEW

THREE move-in ready homes for sale. Customize a plan to make it yours! Larger & greenbelt lots available. Come meet the builder:

OPEN SAT & SUN 1-4 PM
3917 S. Hay Field Circle, Ridgefield



MOVE-IN READY HOME IN MEADOWBROOK ACRES

New custom home on usable 1/2 acre Contemporary living in country setting! 3 BR, den/office + bonus room

OPEN SUNDAY 1-4 PM
7500 NE 211th Circle, Battle Ground



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FALL FESTIVAL
SATURDAY, OCTOBER 12 | 11 AM-4 PM



Join us for a fun-filled day of fall festivities at participating Toll Brothers communities throughout the Portland area and receive limited-time savings on our newly released modern farmhouse exterior designs!

- PUMPKIN DECORATING**
- APPLE PRESS**
- ARTISANAL S'MORES & POPCORN**
- LATTES & HOT CHOCOLATE**
- MODEL HOME TOURS**
- HARD HAT TOURS**

Homes priced from the upper \$500,000s
To find a participating community, visit TollBrothers.com/PDX-Fall

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*Hours and incentives vary by community. Select communities only. Homes available nationwide. Brokers welcome. Offer, if any, is valid for new buyers who purchase a home in a participating community and deposit by 10/13/2019, sign an agreement of sale and close on the home. Offers, incentives and seller contributions vary by participating communities and are subject to certain terms, conditions and restrictions. See sales representative for details. Prices and offers subject to change. This is not an offering where prohibited by law. Listing Broker Toll Brothers Real Estate Inc.



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ClarkCountyWaRealEstate.com



BEAUTIFUL MOVE-IN READY FAMILY HOME

\$349,000. Beautiful 2 story home with the master on the main. Views of the Columbia River. Updated home, has electronic entry and Nest video security. Move-In ready. Super location in Camas. Air, Forced heat, Beautiful front porch, huge lot, fully fenced, covered carport as well as an Oversized detached garage. Super neighborhood and neighbors. Great schools. This home been very well kept. ML# 19657847.



WELL KEPT MOVE-IN READY HOME

\$349,900. Beautiful 2001 built 1980 sq ft move-in ready home, 4 large bedrooms, 2/1 baths, New hot water heater, 5 yr old SS appliances, gas cook stove, 9ft ceilings, beautiful newer flooring, fully fenced private back yard with a patio and deck, raised garden beds, Full sprinkler system, Gas fireplace, Super neighborhood, schools and so much more. ML# 19330233.



BEAUTIFUL FAMILY HOME WITH POSSIBLE RENTAL

\$360,000. Beautifully updated home, 3bed 2bath, Lifetime roof, open living room with new flooring and a wood-burning stove. Super neighborhood super neighbors. Huge kitchen with all the amenities. Ductless heat pump with Air conditioning. Has a 720sqft outbuilding in the back yard. Excellent use for office or studio building. ML# 19381854.

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

columbianhomes.com



Featured HOMES

\$424,900



HOCKINSON! 1.22 ACRES WITH HEADER DETACHED SHOP & ADU



FHA works on this great 1308 sq ft manufactured (with a foundation) home with 3 bedrooms, 2 baths, & dining room/sitting area with a pellet stove. Decks for days for entertaining, or just enjoying your 1.22 acres. Detached 832 sq ft heated shop/garage with sink & a 300 sq ft single garage. Above the shop you will also find a 832 sq ft ADU with a ductless heat pump. Property is fenced & has a chicken coop. Plenty of room for RV or toys. 19606 NE Mattson Road, Brush Prairie



TRACIE DEMARS // REMAX Equity Group
traciedemars@aol.com
360.903.3504

Salmon Creek Ranch Home

OPEN TODAY 1-4



13013 NE 7th Ave, Vancouver

\$359,900. Large 8,000+ SF lot. Great neighborhood, Great schools & Easy access to I-5 & I-205. 3 bedrooms, 2 bathrooms, 1632 SF, 2-car garage. Fire up the grill & entertain on the 15x12 patio in your fully fenced backyard. Large 20x19 family room with wood burning fireplace & wet bar, perfect for hosting big groups. Pride of ownership defines this neighborhood & you will love the wide streets & large lots. ML# 19640987.

Rod Wilkinson
360-518-9950
rodwilkinson@johnlscott.com

John L. Scott
REAL ESTATE

COME SEE **Quail** HOMES
— NEWEST PRODUCT —
Now Available in Battle Ground!

OPEN SUNDAYS 12-4



RMLS # 19312138

Use address
1802 SE 16th St,
Battle Ground
and follow signs



Meet The Builder
JON GIROD

Open every
Sunday 12-4

Quail Reserve

- Great Empty Nester Community
- Green Belt Lots
- Starting in Mid \$400's

Jon@QuailHomes.com 360.907.5800

2 ACRES



Fall Colors Surround this NW Contemporary with Italian Flair

Gardeners delight! Circular drive w/ RV parking. Decks/patios each level. Brazilian Cherry wood, Granite. 4 bedroom & den OR 5 bedrooms. 4 full bathrooms. Great room open to kitchen w/ large eating area. Formal living & dining rooms. 2nd large family room, bedroom & full bath lower level. Lots of light from atop the hills just above Woodland. Less than 5 minutes to I-5 & shops. **\$569,000. CALL FOR YOUR SHOWING OF 391 Hillsdale Drive, Woodland.**

Sally S. Jacob
Managing Broker
Realty Pro West
Cell / text - 360-921-1808



SOUGHT AFTER 4 BEDROOM HOME IN BATTLE GROUND!



Come see me now! Newer carpet!! Formal Living room, dining plus a HUGE family room! 4 good sized bedrooms! Wait until you see the master bedroom custom closet organizer!! Covered back patio for year round entertaining! Newer water heater, garage door, ac unit!!!, quick close is possible! 3 out of 4 closet are walk ins!! This home comes with a free pumpkin spice latte!! **\$347,000.**

KELLY MUSCARELLA
MANAGING BROKER
KM HOMES LLC
KELLER WILLIAMS

1902 SW 9th Ave, Battle Ground, WA 98604
360-687-2767
www.TheHomes4u.com
Kelly@Homes4u.net



OPEN HOUSE SUN 1PM TO 3PM



\$379,900
3 BD - 2.5 BA - 1,669 SF

2508 NE 147th Cir. Vancouver
Great Ranch home on extra large 10,000+ sq ft lot. This home has been updated inside and out with new carpet, flooring, painting inside and exterior, doors, microwave, and much more. Located in Mt Vista area near WSU convenient to shopping and freeways. One year home warranty with Fidelity. MLS# 19042821.



Tony Schmid
Managing Broker

Open House Hosted by **Molly Choate**
Broker 360-607-1288

360-901-4677
schmidrealtors@hotmail.com
tschmid.realtyproweb.com



Great Ranch Home in Battle Ground



2917 NE 4th Avenue
Battle Ground, WA 98604



3 BEDS, 2½ BATHS 2,541SQ FT \$575,000

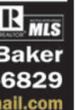
Built in 2019, wide open floor plan. Ranch, Office, large covered patio out back. Lovely neighborhood of new homes. Beautiful appliances, don't miss this one. \$5,000 towards closing cost with seller's preferred lender. MLS#19518194.

Listing Brokers:

Tony Schmid
360-901-4677
schmidrealtors@hotmail.com



David Baker
360-281-6829
dbakerrator@gmail.com



Call for your personal showing of these fine homes!

CHARMING CONDO CLOSE TO DOWNTOWN CAMAS



\$275,000. This home features granite countertops, stainless steel appliances, large island, vaulted ceilings, and a private tree lined deck. Large bonus room and bathroom on lower level. Award winning Camas schools!!

GORGEOUS A FRAME IS NESTLED IN THE TREES



\$511,000. Stunning hidden gem! This gorgeous A frame is nestled in the trees on just over an acre of private flat land. Wonderful grounds, with multiple entertaining spaces. Beautifully updated kitchen, with stainless steel appliances, and upgraded cabinetry. Convenient location, minutes from the freeway and shopping, move-in-ready!!

HASSON COMPANY REALTORS

Mallory Janssen
Real Estate Broker
Lic. in WA
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Osprey Homes
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Come Visit Kelly Square by Osprey Homes
Model Home Open Weekly
Thur/Fri 12-4 & Sat/Sun 11-3
14 homes under \$316k!

Model home address: 13608 NE 75th Cir., Vancouver (GPS 13605 NE 74th St to get close)
1583-1642sf 3Bd/2.5Ba + Loft & Laundry upstairs

UN-Common Wall... Only attached at the garage! Includes Luxury Vinyl Plank flooring throughout main floor, quartz and stainless steel appliances in the kitchen. Fully fenced, landscaped and a garage door opener are included! Low HOA dues pay for year round front landscaping and private road maintenance.



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2+ ACRE BEAUTIFUL BUILDING SITES

170 Junco Lane, Woodland



Only 5 left! Beautiful building sites, ready to go. Shared well with pump house and all equipment, ready to go, septic approved, PUD backbone to property, paved, private road, privacy gate. Mt Hood and territorial views, streams and other natural features. Great location, 6 miles from I-5, 1 mile to the golf course and 7 miles to Lake Merwin.

Prices start at \$155,000



MARY A. MEEKER

maryameeker@gmail.com
360-936-5797

WOODLAND REAL ESTATE

ON THE COLUMBIA RIVER

5 ACRES



STACY UHEY
staciuehey@gmail.com
360-281-6720



2 PRIVATE BEACHES AND TRAILS GATED COMMUNITY

\$549,900. 3 Bed, 3 Bath, 2,623 SF Complete Remodel on this Custom Home. So many details in this Masterpiece! Huge Price Reduction, best Price Per SF in Steamboat Landing. 13816 SE 35th Street, Vancouver.

BUILDERS OWN CUSTOM HOME

\$794,900. 4 Bed, 2.5 Bath, 3,901 SF plus Rec room and workout room and main Floor Office, Circle Drive, HUGE 2 STORY SHOP, Flat 5 Acres absolutely Gorgeous Setting Territorial View. 2011 NE 256th Circle, Ridgefield



Looking for your perfect home?

Find your next Home or Realtor in our HomeBook, which publishes the last Saturday of every month.

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Or check our Sunday Real Estate section!

Columbian HOMES

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



JB Homes builds affordable new homes with the grace and feel of a custom home, in LaCenter and Ridgefield, WA.
JBHomesWA.com

810 E Upland St, La Center
4 Beds + Office | 2.5 Baths | 2,446 Sq Ft.



\$459,900

Model Home

2 Story with a 3-Car Tandem Garage. Open Concept Kitchen/Great room. Kitchen w/ pantry, SS appls, gas range, large island & eating nook. Laundry Room up. Large master. Covered front and back patios, fully fenced, landscaped w/sprinklers. Beautiful Views.

809 E Tanoak Ave, La Center
3 Beds + Office | 2 Baths | 2,207 Sq Ft



\$439,900

Under Construction. Beautiful 2207 sq ft, 1-story home with 3 bedrooms and 2 baths. Open concept Great-room/Kitchen. Kitchen has SS appl, island w/eat bar and large pantry. Fully fenced backyard with sprinkler system.

If these floor plans are not what you are looking for, come check out all of our available homes and lots at our Model Home. Located at 810 E Upland St La Center WA 98629. Model hours are Thurs, Fri & Mon 1-6 and Sat & Sun 11-4



Lindsey Maze
Broker/Owner
Amazing Properties, LLC

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Real Estate NOTEBOOK

To promote your good news, call Krista Cunningham at 360-735-4583 or email krista.cunningham@columbian.com
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- PERSONNEL CHANGES • REAL ESTATE & BUILDING EVENTS
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- EDUCATIONAL OPPORTUNITIES FOR HOME OWNERS, BUYERS, REAL ESTATE PROFESSIONALS OR HOME BUILDERS



JOIN SOLDERA PROPERTIES FOR THEIR GRAND RE-OPENING



Soldera Properties is hosting a Grand Reopening on October 10th from 4-7PM at their downtown Vancouver office. Join the fun and bring a new or lightly used costume for a child. Soldera Properties is located at 525 W 8th Street, Vancouver, WA 98660. RSVP to Jess at 360-356-8075.

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. ColumbianHomes.com

find your *dream* home



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WOLLAM & ASSOCIATES
REAL ESTATE

Vikki Jensen
360.904.8671

vikki@wollamassociates.com



4600 NE 126TH CIR, VANCOUVER, WA 98686 | MLS 19053488 | 4 BR, 3.5 BA | 3,836 SQ FT | \$599,950



CUSTOM NEW HOME IN GATED, PRIVATE COMMUNITY!

Huge great room windows, natural light, custom cabinets, gourmet kitchen including double ovens, quartz counters, large pantry and stainless steel appliances. Master suite includes a large walk-in closet, soaking tub, walk-in-tile shower, double sinks, quartz counters and tile floors. Plus wood shelving throughout, 2 massive covered patios, 2nd master, generous bonus room, tons of storage, and community park across the street!



wollamassociates.com



Brian Stone
Mortgage Advisor
NMLS #874759

360.255.7483 office
509.701.1486 mobile
pnwloans@fairwaymc.com



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



OPEN SUNDAY 1-3 3814 SE 152nd Ct, Vancouver



ENJOY THE RIVER VIEW FROM EVERY ROOM ON THE SOUTH SIDE OF THE HOME ON BOTH LEVELS
 Enjoy the river view from every room on the South side of the home on both levels. Beautiful Southern chestnut floors on main floor from the entry and halls to living room, dining room, kitchen nook and sitting areas. You will love the gourmet kitchen featuring fabulous appliances, natural slab granite antique counter tops and dumb waiter. Lower level could be second living quarters. Lovely yard for entertaining. 15 minutes to PDX. ML# 19321983.
 Hosted by Matt Morris 360-773-7333



OPEN SUNDAY 11-1 115 Blue Mountain Rd, Castle Rock



BEAUTIFUL LODGE-LIKE ARCHITECTURAL STYLINGS ENHANCE SPECTACULAR VIEWS OF SILVER LAKE
 Features include: soaring rock fireplace, vaulted ceilings, oak plank floors, gourmet kitchen with double ovens and large island, office or 4th Bedroom, bonus room and expansive deck just to name a few. Perfectly situated in a natural treed setting with stunning views from most rooms. A house you'll be proud to call home! Adjacent lot for sale also. ML#19240284. ML# 19497590
 Hosted by Debra Luepke 360-903-9743



OPEN SUNDAY 1-3 6610 NW 179th St, Ridgefield



PARK-LIKE SETTING WITH SHOP!
 Large family room with fireplace. Updated kitchen with granite, new stainless steel appliances, pull-out shelving, pull-out lazy Susan. Master bath with heated floors. Updated main bath with granite counters & tile floors. Huge laundry room with built-ins. Lower level-family room & bonus with separate entrance possibly separate living quarters? Lots of fruit trees & flower beds Quiet country, yet minutes to amenities. Newer windows. 50 year Arch Roof. ML# 19373516.
 Hosted by Barbara Corigliano 360-606-7641 and Chelise Kuhn 360-608-9729



OPEN SUNDAY 12-2 10613 NE 156th St, Brush Prairie



BEAUTIFUL DAYLIGHT BASEMENT HOME IN BRUSH PRAIRIE
 7 bedrooms, 3 bathrooms, recent remodel downstairs, 2 staircases, 2 fireplaces, 16' sliding doors upstairs & downstairs, extra deep attached garage, all newer double pane vinyl windows with lifetime warranty, and new paint inside & out. 24X36 shop with concrete floor and 240v power. This home is in a great location with a peaceful setting. There is plenty of room for RV parking. ML# 19268269
 Hosted by Alyssa Lapeyri 425-344-1432



OPEN SUNDAY 1-3 4304 Idaho St, Vancouver



AWESOME DAYLIGHT RANCH IN SOUGHT AFTER NEIGHBORHOOD
 Possible multi-gen living. Separate entrance to lower level. Main floor Master Suite, 2nd bedroom & guest 1/2 bath. Lower level: 2 bedrooms, full bath, large bonus w/ woodburning fireplace, large storage room & laundry. Kitchen & all baths have solid granite counters & beautiful cabinets. Fantastic covered deck for year-round entertainment, views & gorgeous backyard. A must see! ML# 19640308.
 Hosted by Maabi Munoz 503-396-8260



OPEN SUNDAY 12-2 10501 NE 37th Ave, Vancouver



THIS BEAUTIFUL HOME IN PRIVATE PARTIALLY WOODED SETTING HAS BEEN UPDATED AND REMODELED THROUGHOUT!
 Spacious covered front porch opens to a vaulted entry way. Premium cork floors throughout the downstairs. Formal living and dining rooms. Remodeled kitchen is flooded with natural light and flows to an eating nook and family room with fireplace. The huge outdoor patio and landscaped back yard is perfect for entertaining. Upstairs features a Master BR with walk-in closet, two additional bedrooms, and a large bonus room with a closet. This home is immaculate from top to bottom and ready to welcome new owners. ML# 19179111.
 Hosted by Kenneth Johns 646-369-9779



OPEN SUNDAY 1-3 2116 NW Fargo Loop, Camas



DELIGHT YOURSELF WITH THE CONVENIENCE OF TOWNHOUSE LIVING IN THIS UPSCALE HOME
 And get space for everything with large family room, office, or guest suite with bath on the lower level. Discover the convenience of this great location close to downtown and the freeway, and enjoy the private park and the greenbelt setting. Come see it today. ML# 19295048
 Hosted by Shawn Golding 360-216-3835



OPEN SUNDAY 1-3 2634 NE Hawthorne Cir, Vancouver



THIS PICTURE PERFECT HOME HAS IT ALL
 Delight in well-equipped gourmet kitchen w/ SS appliances & stay connected in large open concept living space that opens to a charming patio & manicured yard. No lack of space w/ 5 bedrooms, bonus & 3 baths. Features: quiet cul-de-sac, granite counters, BR & BA w/shower on main, breakfast bar, stylish flooring on main, gas range, gas FP, AC, & alarm system. Ready & waiting for you to move right in! ML# 19389590.
 Hosted by Ricardo Romagosa 360-450-5540



Windermere
 REAL ESTATE
 Windermere Stellar

Windermere Stellar offers
 Clark County **THREE**
 convenient locations to
 serve their clients:

**DOWNTOWN/
 METRO**
 210 E 13th Street, Suite 100
 Vancouver, WA 98660

**MILL PLAIN/
 CASCADE PARK**
 12500 SE 2nd Circle, Suite 205
 Vancouver, WA 98684

FELIDA
 10710 Lakeshore Ave
 Suite 105
 Vancouver, WA 98685

OPEN HOMES TODAY

Columbian HOMES



12PM -5PM

18407 NE 82nd St, Vancouver
\$799,000

5 Bed • 2.5 Bath • 3756 SF
 Master on main! Media room, formal dining, gourmet kitchen, slab quartz, SS appliances, double ovens, island, central AC, covered back patio w/ fireplace, fenced. Excellent Warranty Program.

Stephen Brooks 971-271-0388
 Pacific Lifestyle Homes



Call for Showing

2919 SE Merritt Dr, Battle Ground
\$779,900

4 Bed • 2.5 Bath • 3426 SF
 Fenced acreage. Indoor/outdoor kitchen w/ TV, surround sound, rec bldg w/theater room & built-in bar. Gourmet kitchen, slab granite, hardwoods, seated island/bar. New carpet & paint. 2100 SF garage/shop.

Rowena Lusby 360-909-6399
 Windermere Stellar



12PM -4PM

16521 NE 170th Ave, Brush Prairie
\$739,500

3 Bed • 2 Bath • 2624 SF
 Move-in ready! Open concept on 1+ acre! 2 masonry fireplaces - one inside, one outside on covered patio. Builder is the recent winner of the Gold National Home Quality Award. Room for shop or RV pad.

John Hansen 360-921-2473
 Pacific Lifestyle Homes



1PM -4PM

7500 NE 211th Circle, Battle Ground
\$599,900

3 Bed + Bonus + Office • 2.5 Bath • 2474 SF
 Move-in ready! City conveniences & country living in gorgeous ranch on usable 1/2 acre. Private luxury master suite, BONUS w/CLOSET. Gourmet kitchen. Contemporary flair from wall-length tile hearth, floating shelves & barn door.

Chris Sundstrom 360-624-3116
 Evergreen Homes NW



12PM -5PM

0 NE 183rd Ave, Mill Plain
\$599,000

4 Bed • 3.5 Bath • 3663 SF
 Brand new / Quick move in! Master on main! Large bonus room, formal dining, den. Gourmet kitchen w/ slab granite, SS appliances, double ovens, island, central AC, covered back patio & large laundry room.

Stephen Brooks 971-271-0388
 Pacific Lifestyle Homes



12PM -4PM

18204 NE 82nd St, Vancouver
\$599,000

3 Bed • 3.5 Bath • 3097 SF
 Brand New in Velvet Acres! Master on main! 4 bedrooms, 2 bath, 3 car garage! Slab granite, stainless steel appliances, double ovens, large island, covered back patio and central A/C and much more!

Stephen Brooks 971-271-0388
 Pacific Lifestyle Homes



11AM -6PM

4722 NE 17th Ct, Ridgefield
\$572,400

4 Bed • 3 Bath • 2986 SF
 Sky high windows, covered patio. Quartz island, walk-in pantry, tech center. Fireplace w/tile surround & built-ins. Laundry w/sink. Master w/walk-in closet, tiled shower & tub. Home automation with RING.

Melinda Shoote 360-635-7911 call/text
 LENNAR



11AM -6PM

4923 S 18th Dr, Ridgefield
\$560,500

5 Bed • 3 Bath • 3422 SF
 Wi-Fi Certified home design & Amazon home automation. Huge kitchen island with shaker cabinets and beautiful quartz counters. Guest bedroom and bath on the main level.

Melinda Shoote 360-635-7911 call/text
 LENNAR



12PM -4PM

4907 NE 135th St, Vancouver
\$549,900

3 Bed • 3 Bath • 2257 SF
 Move in ready! Large great room, stone fireplace, gourmet kitchen w/ double ovens, slab quartz & custom paint cabinetry, large windows, covered deck leads to large backyard.

John Hansen 360-921-2473
 Pacific Lifestyle Homes



11AM -6PM

4809 S 19th St, Ridgefield
\$536,000

3 Bed • 2.5 Bath • 2822 SF
 Quartz kitchen, enormous island! Vaulted great room, extensive laminate floors, tiled shower & soak tub. Daylight basement. Move-in ready w/appliances, blinds, AC, fenced & landscaped! HOA mows front!

Melinda Shoote 360-635-7911 call/text
 LENNAR



12PM -4PM

1301 SE 21st Ave, Battle Ground
\$530,000

3 Bed • 2 Bath • 1826 SF
 2 car garage with shop. Outdoor living area. Large master on-suite w/grab bars in shower & water closet. Laundry w/ folding counter. Huge kitchen, dining & great room. Hardwood floors throughout.

Jon Girod 360-907-5800
 Quail Homes



11AM -6PM

4757 S 19th St, Ridgefield
\$529,900

3 Bed • 2.5 Bath • 2822 SF
 Vaulted ceilings, tall windows backing up to greenspace. SS appliances, quartz counters. Laminate floors, tiled shower, soak tub! Daylight basement w/2 bedrooms + family room. Huge yard!

Melinda Shoote 360-635-7911 call/text
 LENNAR



11AM -6PM

8606 NE 165th Ave, Vancouver
\$519,000

5 Bed • 3 Bath • 2798 SF
 Just completed construction. Quick move-in! Premiere Designer finishes, gourmet kitchen with double ovens, fireplace and central A/C.

Gina Presson 503-926-2140
 Pacific Lifestyle Homes



11AM -6PM

8610 NE 165th Ave, Vancouver
\$499,900

4 Bed • 2.5 Bath • 2687 SF
 Brand New Home! Smart Home Technology, gourmet holiday kitchen w/ double ovens and modern apron sink, fireplace, central A/C, covered back patio, landscaping, blinds, extended hardwoods.

Gina Presson 503-926-2140
 Pacific Lifestyle Homes



11AM -6PM

16133 NE 9th Way, Vancouver
\$499,000

Quick move-in! Brand new home on corner site w/ Smart Home Technology. Slab quartz, large island, custom paint cabinetry, fireplace, AC, mud set walk-in shower, covered back patio, 5' garage extension.

Stephanie Nelson 360-573-8081
 Pacific Lifestyle Homes



11AM -6PM

4960 S 18th Dr, Ridgefield
\$496,500

3 Bath • 2.5 Bath • 2387 SF
 Surrounded by greenspace. SS GE wall oven, microwave, gas 5 burner cooktop, island. Master w/tiled shower, soaking tub & tile floors. Wi-Fi Certified home design & automation. Long driveway, huge yard.

Melinda Shoote 360-635-7911 call/text
 LENNAR



11AM -6PM

1749 S 46th Pl, Ridgefield
\$479,000

3 Bed • 2 Bath • 1950 SF
 Brand New - Quick move-in! Gourmet kitchen, quartz countertops. Open concept, dual sink and curbless mud-set shower in master, modern finishes, fireplace, central A/C, covered patio, rear landscaping.

Victoria Reef 360-573-8081
 Pacific Lifestyle Homes



11AM -6PM

13200 NE 61st Ave, Vancouver
\$489,000

4 Bed • 2.5 Bath • 2634 SF
 Brand New Home! Quick move-in! Luxury master suite w/ custom tile shower, soaking tub. Gourmet kitchen, double ovens, gas cooktop. LVP flooring, cosmos fireplace, fenced back & covered back patio.

Laura Pagel 206-226-4683
 Pacific Lifestyle Homes



1PM -4PM

2326 NE 160th Loop, Vancouver
\$475,000

4 Bed • 2.1 Bath • 2723 SF
 Beautiful Cimarron. Level corner lot. Professionally landscaped. Remodeled kitchen and baths. Pantry. Hardwood floors, white wood-work & vaulted ceilings. Fresh paint inside & new upstairs carpet.

Carolyn Crawford 360-931-0481
 Coldwell Banker Bain



11AM -6PM

16607 NE 87th St, Vancouver
\$469,000

4 Bed • 2.5 Bath • 2127 SF
 Quick move-in! Stunning open floor plan. Master on main! Smart Home Technology, premier finishes, slab quartz kitchen counters, stainless steel appliances, central A/C, large lot.

Gina Presson 503-926-2140
 Pacific Lifestyle Homes



11AM -6PM

3404 N Abernathy Cir, Ridgefield
\$469,000

3 Bed • 2 Bath • 2030 SF
 Move in ready! Open concept! Gourmet kitchen w/ gas cooktop, built-in double ovens/micro, quartz countertops. Home backs to dedicated open space.

Victoria Reef 360-573-8081
 Pacific Lifestyle Homes



11AM -6PM

16140 NE 9th Way, Vancouver
\$459,000

4 Bed • 2.5 Bath • 2127 SF
 Just completing construction. Master on main! Smart Home Technology, slab quartz, large island, fireplace, central A/C & up and downstairs laundry. Extended 2 car garage (+shop). Quick move-in!

Stephanie Nelson 360-573-8081
 Pacific Lifestyle Homes

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

OPEN HOMES

TODAY

Columbian HOMES



11AM -6PM

16603 NE 87th St, Vancouver
\$469,000

3 Bed • 2 Bath • 1910 SF
 Brand New! 2 car + shop garage. Gourmet kitchen, center island w/seating for 4. Fireplace w/built ins, central AC, curbless walk-in shower in master, blinds, fenced, landscaping, covered patio.

Gina Presson 503-926-2140
 Pacific Lifestyle Homes



11AM -6PM

1613 S 46th Pl, Ridgefield
\$469,000

3 Bed • 2 Bath • 1700 SF
 Quick move-in! Includes quartz, modern laminate flooring, stainless steel appliances, fireplace, central A/C, Smart Home Technology and covered back patio. Reputable Home Warranty Program.

Victoria Reef 360-573-8081
 Pacific Lifestyle Homes



11AM -6PM

6236 NE 88th Cir, Camas
\$468,200

4 Bed • 2.5 Bath • 2304 SF
 Spacious 2-story! 4 Bds + study! Elegant cabinets w/slab granite counters, SS appliances, front & rear landscaping w/sprinkler, fencing, AC, gas fireplace & blinds! Amazon home automation & Wi-Fi Certified.

Alina Pop 503-583-0857
 LENNAR



11AM -6PM

4723 S 17th Way, Ridgefield
\$462,400

4 Bed • 2 Bath • 1946 SF
 Move-in Nov! Features home automation, AC, gas fireplace, tiled showers/tub, quartz counters, SS appliances, covered back patio, fully landscaped and fenced. HOA maintains front yards.

Melinda Shoote 360-635-7911 call/text
 LENNAR



11AM -6PM

4928 S 19th St, Ridgefield
\$456,000

3 Bed • 2.5 Bath • 2557 SF
 Master & den on main. Quartz slab w/SS GE wall oven, microwave, gas 5 burner cooktop, island. Laminate flooring in entry, hall, kitchen and dining. Wi-Fi Certified home design and automation.

Melinda Shoote 360-635-7911 call/text
 LENNAR



11AM -6PM

13101 NE 60th Ave, Vancouver
\$454,000

3 Bed • 2 Bath • 1700 SF
 Brand new! Front yard maintenance included w/ monthly HOA dues of \$54.00. Community parks with playground & walking paths. Recent GOLD WINNER of the National Quality Housing Award!

Laura Pagel 206-226-4683
 Pacific Lifestyle Homes



10AM -4PM

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

3 Bed + Office • 2.5 Bath • 2368 SF
 Low maintenance living perfect for empty nesters or busy professionals. Model Home Open Weekly Fri-Mon.

Jon Girod 360-907-5800
 Quail Homes



11AM -5PM

13423 NE 114th Way, Vancouver
\$449,900

4 Bed • 2.5 Bath • 2304 SF
 Located on green space! Open great room, granite countertops, SS appliances, landscaped, fenced, AC, tankless water heater, 3-car garage! Amazon Home Automation & Wi-Fi Certified!

Robin Schierscher 360-580-8698
 LENNAR



11AM -6PM

6244 NE 88th Cir, Camas
\$448,045

3 Bed • 2.5 Bath • 2061 SF
 Elegant cabinets w/slab granite counters, stainless steel appliances, AC, gas fireplace, blinds! Amazon home automation & Wi-Fi Certified home design. Front & rear landscaping w/sprinklers, fenced.

Alina Pop 503-583-0857
 LENNAR



11AM -6PM

6245 NE 86th St, Camas
\$448,000

4 Bed • 2.5 Bath • 2306 SF
 Amazon home automation & Wi-Fi Certified. Elegant cabinets w/ slab granite counters & stainless steel appliances, front & rear landscaping w/sprinklers, fencing, AC, gas fireplace, & even the blinds!

Alina Pop 503-583-0857
 LENNAR



11AM -5PM

11506 NE 135th Ave, Brush Prairie
\$440,400

3 Bed • 2.5 Bath • 2448 SF
 Covered porch, open concept kitchen, nook & great room, fireplace and covered patio. Luxurious master suite upstairs w/walk-in closet. Oversized loft offers desirable space for the whole family to enjoy.

Robin Schierscher 360-580-8698
 LENNAR



11AM -6PM

16611 NE 83rd St, Vancouver
\$439,000

3 Bed • 2 Bath • 1640 SF
 Construction has begun. Open concept. Quality finishes: slab quartz in kitchen, stainless steel appliances, extended laminate in great room, mud-set shower in master and much more!

Gina Presson 503-926-2140
 Pacific Lifestyle Homes



12PM -5PM

17425 NE 19th Ave, Ridgefield
\$432,400

2 Bed • 2 Bath • 1665 SF
 Whipple Creek Village, a 55+ community. Open great room plan with quality features such as hardwood floors, full tile master shower, den, AC, fenced w/sprinklers. Move-in ready.

Jennifer Short 360-597-8854
 Ginn Homes/Hasson Company Realtors



11AM -5PM

13418 NE 114th Ct, Brush Prairie
\$430,900

4 Bed • 2.5 Bath • 2322 SF
 Amazon Home Automation & Wi-Fi Certified! Open kitchen w/ dining area, granite countertops, SS appliances. Open great room. Landscaped, huge backyard, fenced, AC, tankless water heater.

Robin Schierscher 360-580-8698
 LENNAR



11AM -5PM

11514 NE 13514 Ave, Brush Prairie
\$424,900

4 Bed • 2.5 Bath • 2304 SF
 Open great room, study on main. Light & bright kitchen w/ granite countertops, SS appliances. Huge backyard, fenced w/sprinklers, AC, tankless water heater. Amazon Home Automation & Wi-Fi Certified!

Robin Schierscher 360-580-8698
 LENNAR



11AM -5PM

6257 NE 86th St, Camas
\$405,500

4 Bed • 2.5 Bath • 1876 SF
 Elegant cabinets w/slab granite counters, stainless steel appliances, front/rear landscaping w/sprinkler, fencing, A/C, gas fireplace, blinds! Amazon home automation & Wi-Fi Certified home design.

Alina Pop 503-583-0857
 LENNAR



11AM -6PM

8508 NE 165th Ave, Vancouver
\$399,000

3 Bed • 2 Bath • 1700 SF
 Open concept lives large! Flexible plan allows you to choose the best layout for your lifestyle. Choose all your own options in our 5000 SF Design Studio- Make this your dream home!

Gina Presson 503-926-2140
 Pacific Lifestyle Homes



PENDING

Open House Cancelled
\$399,900

4 Bed • 2.5 Bath • 2178 SF
 Large lot w/ fire pit, gardens, covered patio, sprinklers, mature foliage. Updated interior w/brazilian cherry hardwood floors, gourmet kitchen w/slab granite, spa-like master bath, 2 fireplaces, 3-car garage.

Rowena Lusby 360-909-6399
 Windermere Stellar



11AM -6PM

6619 NE 112th St, Vancouver
\$399,000

3 Bed • 2 Bath • 1814 SF
 Cozy front porch. Large kitchen island, pantry. Master w/walk-in closet, ensuite featuring linen closet and dual sinks. Construction has not begun so there is still time to make this home your own.

Janice Itterman 360-949-6334
 Pacific Lifestyle Homes



1PM -3PM

2508 NE 147th Cir, Vancouver
\$379,900

3 Bed • 2.5 Bath • 1669 SF
 Great Ranch on lrg 10,000+SF lot. Updated in & out w/new carpet, flooring, painting, doors, microwave and much more. Located in Mt Vista area near WSU convenient to shopping & fwys.

Molly Choate 360-607-1288
 Realty Pro. Inc.



12PM -5PM

1716 NE 174th St, Ridgefield
\$377,375

2 Bed * 2 Bath * 1641 SF
 Whipple Creek Village - gated 55+ community. Hardwood floors, granite/quartz in kitchen, full tiled master shower, great room w/ gas fireplace, master suite w/ walk-in closet. AC, sprinklers, fenced.

Jennifer Short 360-597-8854
 Ginn Homes/Hasson Company Realtors



12PM -5PM

13728 NW 7th Pl, Vancouver
\$364,900

3 Bed • 2.5 Bath • 1682 SF
 Brand new home, gated community w/ luxury finishes & designer package. 2-car garage, covered patio. Quartz, island, pantry, fireplace, AC & fenced yard. Close by 12/31 receive 2" faux wood blinds & fridge.

Olivia Bjerke 360-553-9406
 Ginn Homes / Hasson Company Realtors



12PM -5PM

13732 NW 7th Ave, Vancouver
\$364,900

3 Bed • 2.5 Bath • 1682 SF
 Close by 12/31 receive 2" faux wood blinds & fridge! Luxury finishes & designer package. SS appliances, granite counters, 9' ceilings on main, large loft, AC & fenced yard.

Olivia Bjerke 360-553-9406
 Ginn Homes / Hasson Company Realtors

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

OPEN HOMES TODAY

Columbian HOMES



12PM -5PM
13740 NW 7th Ave, Vancouver
\$362,900
 3 Bed • 2.5 Bath • 1682 SF
 Luxury Gated Community in Salmon Creek! 2-car garage, covered patio. Kitchen island, quartz, pantry, fireplace, AC & fenced yard. Incentive: Close by 12/31 receive 2" faux wood blinds & fridge!
Olivia Bjerke 360-553-9406
 Ginn Homes / Haddon Company Realtors



12PM -5PM
17332 NE 16th Ave, Ridgefield
\$354,900
 2 Bed • 2 Bath • 1641 SF
 Move-in ready. Whipple Creek Village - gated 55+ community. Hardwood floors, granite/quartz, full tiled master shower, great room w/ gas fireplace, master suite w/ walk-in closet, AC, sprinklers & fenced.
Jennifer Short 360-597-8854
 Ginn Homes/Haddon Company Realtors



11AM -2PM
15405 NE 12th Way, Vancouver
\$350,000
 3 Bed • 2.5 Bath • 1,650 SF
 Established east side, newer heat pump, fresh paint in & new carpet. Covered patio & bountiful fruit trees. RV parking and completely fenced backyard.
Lindsay Langley 360-624-4310
 Berkshire Hathaway HomeServices NW



12PM -5PM
13735 NW 7th Ave, Vancouver
\$349,398
 3 Bed • 2.5 Bath • 1663 SF
 Corner unit, large loft, luxury finishes, SS appl, quartz counters, 9' ceilings on main, fireplace, AC, covered front porch, fenced yard. Close by 12/31 receive 2" faux wood blinds!
Olivia Bjerke 360-553-9406
 Ginn Homes / Haddon Company Realtors



12PM -5PM
5628 NE 59th Ave, Vancouver
\$344,900
 3 Bed • 2.5 Bath • 1613 SF
 Est. January move-in. Corner lot! Great room plan w/electric fireplace, loft upstairs, AC. Kitchen is open to great room with island, + pantry & eating nook. Covered back porch, fenced yard.
Katie Barrett 360-772-9329
 Ginn Homes / Haddon Company Realtors



12PM -5PM
1724 NE 146th St, Vancouver
\$340,400
 4 Bed • 2.5 Bath • 1613 SF
 Move-in November. 9ft ceilings on main, SS appliances, island, quartz counters, LVP flooring on main, coffered ceiling in master w/ walk-in closet. Covered patio and fenced backyard.
Olivia Bjerke 360-553-9406
 Ginn Homes / Haddon Company Realtors



12PM -5PM
1728 NE 146th St, Vancouver
\$340,400
 4 Bed • 2.5 Bath • 1613 SF
 Move-in November. 9ft ceilings on main. SS appliances, island & quartz counters. Luxury Vinyl Planks flooring on main, coffered ceiling, master w/ walk-in closet. Covered patio and fenced backyard.
Olivia Bjerke 360-553-9406
 Ginn Homes / Haddon Company Realtors



12PM -5PM
1720 NE 146th St, Vancouver
\$340,400
 3 Bed • 2.5 Bath • 1613 SF
 Move-in November. LVP flooring on main, master w/ coffered ceiling w/ fan, walk-in closet. 9ft ceilings on main, SS appliances, island & quartz counters. Covered patio and fenced backyard.
Olivia Bjerke 360-553-9406
 Ginn Homes / Haddon Company Realtors



12PM -5PM
17328 NE 16th Ave, Ridgefield
\$336,350
 2 Bed • 2 Bath • 1481 SF
 Move-in ready in 55+ Community. Quartz countertops, hardwood floors, vaulted great room, gas FP w/built ins. Master suite w/ full tile roll in shower. AC, covered patio, fenced & landscaped.
Jennifer Short 360-597-8854
 Ginn Homes/Haddon Company Realtors



12PM -5PM
5713 NE 59th Cir, Vancouver
\$334,400
 4 Bed • 2.5 Bath • 1613 SF
 December move-in. Great room plan w/ fireplace. Kitchen opens to great room with island, pantry and eating nook. Covered back patio, fenced yard, AC included! Quality interior features throughout!
Katie Barrett 360-772-9329
 Ginn Homes / Haddon Company Realtors



12PM -5PM
1721 NE 146th St, Vancouver
\$333,900
 4 Bed • 2.5 Bath • 1613 SF
 Move-in December. Southern exposure backyard +/- 30' deep. 9ft ceilings & LVP flooring on main. SS appliances, island, granite counters, coffered ceiling w/ fan in master, gas FP, covered patio, fenced.
Olivia Bjerke 360-553-9406
 Ginn Homes / Haddon Company Realtors



12PM -5PM
13743 NW 7th Ave, Vancouver
\$332,000
 3 Bed • 2.5 Bath • 1593 SF
 Brand new townhome w/ luxury finishes, SS appl, quartz counters, fireplace, 9' ceilings on main, AC, covered front porch, fenced yard. Close by 12/31 receive 2" faux wood blinds & fridge!
Olivia Bjerke 360-553-9406
 Ginn Homes / Haddon Company Realtors



12PM -5PM
5711 NE 58th St, Vancouver
\$328,900
 3 Bed • 2.5 Bath • 1535 SF
 Estimated January move-in! Kitchen is open to the great room w/ island, pantry, eating nook. Great room w/electric fireplace. Large loft/flex space upstairs. AC, fenced yard.
Katie Barrett 360-772-9329
 Ginn Homes / Haddon Company Realtors



12PM -5PM
5717 NE 59th Cir, Vancouver
\$322,900
 3 Bed • 2.5 Bath • 1482 SF
 Great room plan with fireplace, loft/flex space! Kitchen is open to the great room with island, pantry and eating nook. Covered back patio, fenced yard, AC. December move in!
Katie Barrett 360-772-9329
 Ginn Homes / Haddon Company Realtors



12PM -5PM
11033 NE 23rd Cir, Vancouver
\$320,901
 3 Bed • 3 Bath • 1460 SF
 Slab granite counters, SS appliances, 9 ft ceilings on main. All bedrooms have bathroom attached! Master bedroom w/ vaulted ceilings, walk-in closet and double sinks. Est completion Jan 2020.
Katie Barrett 360-772-9329
 Ginn Homes / Haddon Company Realtors



11AM -3PM
13608 NE 75th Circle, Vancouver
\$316,000
 3 Bed + Loft • 2.5 Bath • 1583-1642 SF
 (GPS 13605 NE 74th St) Kelly Square by Osprey Homes. Luxury Vinyl Plank flooring, quartz & SS appls. 14 homes under \$316k! Model home open Thur/Fri 12pm-4pm and Sat/Sun 11am-3pm
Susan Gregory 360-836-4408
 Osprey Homes



12PM -5PM
13739 NW 7th Ave, Vancouver
\$311,000
 3 Bed • 2.5 Bath • 1435 SF
 Loft w/ luxury finishes & designer package. SS appliances, quartz counters, 9' ceilings on main, AC, covered front porch & fenced yard. Close by 12/31 receive 2" faux wood blinds & fridge!
Olivia Bjerke 360-553-9406
 Ginn Homes / Haddon Company Realtors



12PM -5PM
5709 NE 59th Cir, Vancouver
\$306,900
 3 Bed • 2.5 Bath • 1482 SF
 Status: Framing. Ready December! 9' ceilings on main, designer interior packages, central AC, stainless steel appliances, slab granite counters w/ 4 inch backsplash. Select your finishes today!
Katie Barrett 360-772-9329
 Ginn Homes / Haddon Company Realtors



Call for Showing
12000 NE 40th Cir, Vancouver
\$299,900
 3 Bed • 2.5 Bath • 1782 SF
 Townhouse at the end of cul-de-sac, large fenced backyard, patio. Master suite w/walk-in closet, tile counters in bath. Great room concept downstairs, gas fireplace, kitchen w/granite counters, pantry.
Jodi Rayburn 360-931-1236
 Premiere Property Group, LLC



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





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5th Floor Condo with Beautiful City & River Views!

\$750,000 ML# 19319982

- Views From Almost Every Room In This One Level Condo! Located On The 5th floor of the Columbia Bank Bldg.
- Open Floor Plan W/ Several Upgrades: Engineered Wood Floors, Granite Gourmet Kitchen W/ SS Appliances, Gas Range, Pantry & Sub-Zero Refrigerator.
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- Close To The New Riverwalk & Downtown!

ANNETTE CHAPMAN 360-921-0924 



Better Than New & Priced Accordingly!

\$405,000 ML# 19691416

- Across from High School, access path to new middle school & sports complex.
- The Concord plan boasts 5 generous sized bedrooms, 3 baths, den, great room family area, granite counters, stainless appliances & wood floors on the main.
- Covered extended patio, large overflow building adds to additional storage throughout & a fenced back yard.
- This 2 year old home is in perfect condition and is priced many \$\$'s lower than new construction

ROGER CRANDALL 360-921-1987 



15405 NE 12th Way, Vancouver

\$350,000 ML# 19205433

- 3 Bed / 2.5 Bath / 1,650 SF.
- Great central location in established east side.
- New roof 2015, newer heat pump, fresh paint inside and new carpet.
- Covered patio and bountiful fruit trees.
- RV parking and completely fenced backyard.
- 1 yr home warranty included
- Well maintained home ready for your own personal touches.

LINDSAY LANGLEY 360-624-4310 

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

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HOMEWISE | REAL ESTATE TIPS AND ADVICE

Create a Reading Space

In our hyper-connected world, taking to time to unplug and take a break from smartphones, monitors and television screens is more important than ever.



Many turn to reading for pleasure to relieve the strain, escape and relax. Whether you're a casual or avid reader, creating a warm, comfortable space in your home to spend time with your books can be as easy or involved as you'd like.

NOOK OR LIBRARY

Once upon a time, as many classics might begin, homes were designed with libraries as a standard feature. They tended to be dark, wood-paneled, men's club spaces, and indeed many were just that — salons for an after-dinner cigar and digestif — and not much reading likely took place.

Some homes still have library spaces, or at least rooms that occupy spaces that were once reserved for libraries but are now used primarily for offices. Because these rooms are mostly located away from main living and gathering

spaces, away from distractions, they're the perfect place to create your reading space.

If you're a casual reader, you'll still want a calm, quiet space to read, and there are likely several options to choose from. Living rooms are less used these days than kitchens, dens or great rooms as gathering spaces and are a logical choice for a reading nook and library shelving. A smaller bedroom or window alcove is a cozier space, if you have access.

DESIGN, FURNITURE AND DECOR

If you opt for a nook, pulling that space together can be relatively easy. You'll want an area that features good natural light, a comfortable chair and ottoman, a side table for books, beverages and snacks, and a lamp for night reading.

From there, the design and decor choices are

open. Cozy chairs don't necessarily have to be the traditional, bookish leather wingbacks. Soft, push chairs are equally stylish and fit easier in small spaces. Let the choices reflect both your personal style and emphasize comfort. You might also want to add an area rug, shelving or a divider to cordon off your space for more privacy.

LIBRARIES FOR BOOK LOVERS

True bookworms deserve a formal library, a reading nook on steroids, as it were. Most book lovers dream of such a space, a highly personalized room designed to hold and display a collection along with proper, comfortable seating. As with the book nook, your tastes will drive design, but there are some basics to consider.

Shelving: Avid readers who've never had a proper library have likely kept their collection anywhere

it fits — closets, basements and boxes, after any existing shelves are filled. In your dream library, it's time to configure roomier shelving, units or built-ins, to house your treasured works.

Seating: Proper seating is crucial. The size of your space — and if you share it with a home office — will determine the seating area. Because the room is your own, there's no rules. Comfort and personal style are the order of the day. Go big on your primary reading chair, whether traditional leather or soft fabric. If you have the extra room, you may want to add a secondary chair for guests or a small sofa for gatherings.

Lighting: Good lighting is essential in your library. You'll want an ambient lighting scheme that reflects the warmth and style of the room overall, with individual lamps and fixtures light-

ing bright enough for comfortable reading.

Coziness: While this term is not an official expression of design elements, a sense of warmth is of chief importance in your library. Rugs, pillows, perhaps a warm, soft blanket add to the cozy factor and are all traditional accouterments of a home library.

Decorations: In addition to your books, your library will also likely house various memorabilia, artwork or posters that reflect your interests and passions. Display them with pride!

Keep all these thoughts and ideas in mind when designing your library or nook, regardless of its configuration or size. After all, your library is intended to be an oasis where you can indulge yourself — even if it isn't like the grand library rooms of old.



**GET LISTED
GET SOLD!**

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WWW.USA-RELOCATE.COM



Video Tour: 16th.USA-Relocate.com
CUSTOM HOME WITH BREATHTAKING VIEWS OF COLUMBIA RIVER & MT. HOOD
\$1,850,000 7711 SE 16th Circle, Vancouver, WA
Custom home on cul-de-sac in gated community. Minutes to downtown Portland. 4 Custom Bedroom Suites. Dual Living. Main floor master. En Suites Below.



Video Tour: Sierra.USA-Relocate.com
PERCHED ATOP SIERRA WITH VIEWS OF LACAMAS LAKE!
\$1,500,000 4087 NW Sierra Drive, Camas, WA
Gentle sloping landscape with low maintenance plantings and water features. Steel Beam construction & indoor pool (14 x 50) & hot tub are floating on their own foundation not attached to house. Trails, park & lake one mile away. Sun room.



Video Tour: 10202.USA-Relocate.com
CUSTOM HOME IN GATED COMMUNITY
\$1,200,000 10202 113th Circle, Vancouver, WA
Shop can hold 15+ cars & has RV bay, office, bathroom & 1,000 SF storage above shop! Main floor master retreat. Potential in-home business & guest quarters. Tranquil Back Deck.



Video Tour: park.USA-Relocate.com
IMPRESSIVE LACAMAS SHORES
\$1,000,000 4734 NW Park Court, Camas, WA
Perched on an impressive view lot with panoramic lake views. Tranquil back deck with injecting waterfalls, pond and hot tub. Small apartment off the garage.



Video Tour: 88.USA-Relocate.com
GREAT FOR HOME BUSINESS
\$995,000 22515 NE 88th Street, Vancouver, WA
This beautiful fenced-in ranch is a horse lover's paradise. Featuring a regulation size, 10,720 SF indoor riding arena. Many uses for acreage: home business, car collector, machine shop, storage building.



Video Tour: 111.USA-Relocate.com
CUSTOM HOME WITH FABULOUS VIEWS
\$920,000 111 S. Luoma Road, Woodland, WA
Main Floor Master. 2 Covered Decks. Conveniently located just minutes to Lake Merwin Recreational Area, Freeway & Shopping. 4 En Suites. Oversized 2-Car Garage.



Video Tour: ne74th.USA-Relocate.com
THIS 10.49 GATED SUB-DIVISION IS A PIECE OF PARADISE
\$875,000 25719 NE 74th Court, Battle Ground, WA
Shared with 10 other HOA exclusive owners. Complete w/BB courts, paved trails, tennis courts & baseball diamond. The home & grounds are impeccable. 1-Ensuite on main & 5-ensuites upstairs w/bonus. Just 25 Min. PDX. 16' ft. door RV Shop w/potential (760 sq. ft.) suite above. 6 mins to shopping & entertainment. Garages can hold 10 cars.



Video Tour: 2505.USA-Relocate.com
MT. HOOD COLUMBIA RIVER VIEWS
\$895,000 2505 N Y Street, Washougal, WA
2004 Parade of Homes won 3 titles! Best Master Suite, Best Kitchen Plan, Best House of Show. 3 Master Suite Bedrooms. Huge Family Room, Large Kitchen & Library



Video Tour: 2615.USA-Relocate.com
OVER 65 ACRES WITH POTENTIAL INCOME
\$689,000 2615 NW Hayes Road, Woodland, WA
Gross value \$300K+ in Alder & Fir trees currently in timber tax deferral. (Approx. \$50K to take it out of deferral.) You can take 1 acre out for free to build on. Property logged 35 years ago. Beautiful tranquil acreage with streams that flow to the Lewis River. Riding & horse trails. Single livable trailer & tractor shed. Plenty of space for helicopter pad. 3-Gates into the property.



Video Tour: 5417.USA-Relocate.com
ELEGANT COUNTRY ESTATE IN GATED COMMUNITY ON 5+ ACRES
\$675,000 5417 NE 265th St, Ridgefield
Main Floor Master & 2nd Master Upstairs. 3-Car oversized garage w/ apartment above. Separate Entrance 1-Bed, 1-Bath & full kitchen. Large Shop. Barn w/5-stalls, tack room in fenced area w/another 4-acres of flat pasture.



Video Tour: KelsoLot.USA-Relocate.com
ZONED LIGHT INDUSTRIAL IN KELSO
\$595,000 S 13 Avenue S, Kelso, WA
Across from Foster Farms Processing Plant. Located near I-5. Level, Utilities readily available, Road frontage on S. 13th Ave in Kelso Business Park.



Video Tour: 9607.USA-Relocate.com
DESIRABLE TRANQUIL CUL-DE-SAC LOCATION
\$315,000 9607 NE 56th Ct, Vancouver
Main floor living. Lrg fam rm with gas fireplace. Master on main+ addl bdrm. Large loft/bonus rm & 3rd Bed upstairs. Covered patio, tool shed and fenced yard.

Platted & Recorded - Reserve Your Lot Today

New Subdivision "The Pinnacle" in Desirable Camas, WA

10 Lot Luxury subdivision located in the hills of Camas. Historically known as Fern Prairie, this area north of Lacamas Lake and Grove Field (Camas' municipal airport) maintains its rural charm but yet is very close to all major urban services. Beautiful farm and timberland meet at Fern Prairie and this area is considered by many as a hidden gem in ever growing Clark County. For driving directions, GPS: 26600 NE Brunner Rd Camas, WA 98607.

- 10 Amazing Acreage Estate Lots
- Outstanding Views of City Lights & Mountains!
- Remarkable Sunsets to be had!

RESERVE YOUR ACREAGE LOT TODAY



Video Tour: pinnacle.USA-Relocate.com

