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Cover home courtesy of
Hanan Dudley of
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See page 2 for more information

FOR INFORMATION ON ADVERTISING IN THIS MAGAZINE CALL (503) 244-3400

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My business is built on your referrals and they mean the world to me.



ENJOY AMAZING VIEWS FROM NEARLY EVERY WINDOW! \$899,950
 Contemporary 4 bed, 4.1 bath, 5,264 sqft Tigard home on 3 levels with granite, soaring vaults, custom woodwork, hardwood and tile floors, theatre room, hot tub and 5 gas fireplaces.



RARE OPPORTUNITY AT THE OREGON YACHT CLUB! \$450,000
 1700 sqft, 3 bed, 2 bath home at Oregon's finest gate moorage. Walk or bike to Sellwood, Oaks Park or Downtown Portland. Wonderful views of the river, Ross Island and the West Hills!



TERRIFIC HORSE PROPERTY POTENTIAL! 11.25 ACRES \$544,000
 Beautiful 4 bed, 3 bath, 4035 sqft home with gourmet kitchen & 2 fireplaces. Private secluded lot recently cleared with some nice trees left. Basketball court. Plenty of room for horses!



BEAUTIFUL REMODELED RANCH ON .68 ACRES. \$575,000
 3 bed, 2 bath 2,068 sqft SW Portland home with jet tub, walk in closet, 2 car garage with RV parking, carport, large patio, fenced yard, AC, and insulated 864 sqft shop. Terrific location!



WELL MAINTAINED ATTRACTIVE HILLSBORO RANCH. \$239,000
 3 bed, 2 bath 1,320 sqft house with porch, fenced yard, and patio for summer barbecue. Great curb appeal. Newer siding, fresh paint. Close to Intel, highway and shopping!



HOME AND GARDEN FEATURED CONTEMPORARY HOME! \$690,000
 3 bed, 2.1 bath, 2,750 sqft SW Portland home with murals, gourmet kitchen, 4 decks, master suite w/ sitting room, vineyard room and breathtaking views. Private retreat in the city!

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IRVINGTON BEAUTY
 Updated with wood floors, built-ins, huge dining room, fireplace, bonus room, basement, new 2 car gar, elect, plumbing, decks, windows & roof. 2899 sqft, 5 bed, 2 bath \$599,900



IMMACULATE YOUNG HOME
 Designer colors, vaulted ceilings, skylight, gas fireplace, formal dining with bay window, family room & vaulted master with walk-in closet. 1641 sqft, 3 bed, 2.5 bath \$264,900



UPDATED STARTER HOME
 892 sqft, 2 bed, 1 bath home with fresh paint, new fixtures, vinyl, carpet and garage door plus patio and more on a nice level corner lot. \$169,950



CUSTOM HAPPY VALLEY VIEW HOME
 Large rooms, high ceilings, granite/cherry kitchen, 2 masters with jetted tubs, sunroom, den/office, walk-in closets, MUCH more! 4000 sqft, 4 bed, 3.5 bath. \$699,900



WONDERFUL COMMON WALL HOME
 1338 sqft, 3 bed, 2.5 bath home has vaulted ceilings, designer colors, bay window & gas fireplace in living, dining with covered ceiling & master with walk-in closet. \$189,900



CLOSE-IN REMODELED HOME
 Larger than it looks! Granite & tile kitchen, hardwoods, built-ins, large master suite, office, utility room, family room & formal dining. 2109 sqft, 4 bed, 2 bath. \$349,900



NW CONTEMPORARY
 2652 sqft, 4 bed, 3 bath house has gorgeous custom finishes, vaulted great room on main level & separate living quarters on lower level. All set on large private view lot! \$599,900



ROOMY SPLIT LEVEL ON NICELY LANDSCAPED LOT
 244 sqft, 4 bed, 3 bath house with large rear yard, fruit trees, raised garden & deck plus bright lower level with lots of windows! \$319,950

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Choosing the right mortgage for your lifestyle could have a substantial impact on your retirement, your net worth and your family's future lifestyle. It is critical you choose a loan program that fits your needs as well as your future goals.

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Jean Stevens

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 Lake Oswego, OR 97035



PRIVATE FLAT ACREAGE WITH SHOP.
 Traditional 4 bed, 2.5 bath, 2,639 sqft home with den, loft area and great storage. Private setting on 1.71 acres. Huge 2,400 sqft shop with office, bath and second level. Mechanic/ Handyman's dream. Plenty of room for all your toys. **\$799,000**



BETTER THAN NEW "STREET OF DREAMS" QUALITY.
 Fabulous mountain & valley view on 1 acre. 4 bed, 3.1 bath, 4,357 sqft home with gated entry, bamboo floors, great room. Master on main and gourmet kitchen. In-law quarters with family room and media room. Space for wine cellar & shop. **\$1,295,000**



BACKS TO GOLF COURSE WITH MASTER ON MAIN.
 3 bed, 2.5 bath, 2056 sqft home with large living, formal dining, kitchen with eating space, cozy family with gas fireplace, and upstairs loft. Lots of storage. Backs to 8th green. 2 car garage. 55 community. \$1000 transfer fee to buyer.. **\$369,900**



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16+ ACRES OF BEAUTIFUL HORSE PROPERTY IN GASTON!
 3,500 sqft, 3 bed, 3 bath home with wet bar, hardwoods, 7 ft island in kitchen, tile counter tops, huge rooms, pool table room, open loft area, 6 stall barn with concrete floors and 50x100 riding arena. Fenced property with pond! **\$599,000**



STARTING AT \$335,000. WILL BE COMPLETE IN MARCH! Single level! 4 bed, 2.5 bath, 1975 sqft home with foyer entry, island kitchen with tile counters, wood laminate flooring, great room with gas fireplace, vaulted ceilings, formal family room and master suite with walk in closet. Located in North Plains.

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SPECTACULAR EXECUTIVE HOME WITH SENSATIONAL VIEW AND DRAMATIC 3 LEVEL FLOORPLAN.
 3 bed, 3.5 bath home with den, study and 3 fireplaces. Gourmet kitchen, nook with fireplace and plantation shutters. Entertainers dream, living room opens to expansive deck wet bar and built in buffet. Intimate master suite with view has built in spa and complete privacy. Must see! **\$759,900**

SPECTACULAR REMODEL INSIDE AND OUT!
 Everything is new- kitchen surfaces and appliances, carpet, siding, paint, sprinklers, landscaping with beautiful water feature, light fixtures and more. 4 bed home with office and huge bonus room above 3 plus car garage in desirable neighborhood. **\$797,000**



BEAUTIFUL 4 BEDROOM CULDESAC HOME IN MURRAYHILL COMMUNITY.
 Light open floorplan with vaulted ceilings, hardwood floors, eating nook, family room with fireplace, master suite with sitting area, walk in closet and soaking tub. Large level yard. **\$399,000**



.47 ACRES IN DESIRABLE AREA OF BULL MOUNTAIN.
 Eating area with slider to deck overlooking level yard with fruit trees and garden area. Family room with fireplace and slider to yard. Well maintained home with plenty of room. **\$389,900**



COUNTRY HOME ON 1.8 ACRES WITH 2 COMPLETE LIVING QUARTERS.
 5 bed, 2 bath daylight ranch. Kitchen with subzero refrigerator, and double ovens. Inground pool, covered recreation area, 960 sqft barn/ shop, dog kennel, playhouse and RV parking. **\$459,900**



Jennifer Stout

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 j-stout@comcast.net www.oregonrealty.com/jennifers



CONTEMPORARY, STYLISH, AND SPACIOUS! \$440,000

Lovely Eastmoreland 2700 sqft, 2 bedroom, 2 bath home with office and 2 car garage. Gourmet kitchen with subzero fridge, eating nook, and granite. Formal dining room with deck. Formal living room with 20 ft. ceilings and fireplace. Formal foyer with slate tile and double door closet. Master bedroom suite has 2 sinks and jacuzzi bath and french doors to deck. Family room on main floor. Bedrooms and office upstairs. House has 4 skylights, 3 decks, closets galore, an alarm system and A/C.

Beautiful asian-style landscaping with sprinkler system. View of trees and creek. New exterior paint. Great location on a quiet street within walking distance of tennis courts, racquet club and Eastmoreland Golf Course. Only 5-10 minutes from downtown!

Motivated seller! 3002 SE Berkeley Pl., Portland OR 97202, ML# 5083081



Information deemed reliable but not guaranteed. Equal Housing Opportunity.

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David Somerville

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For property addresses and more please dial **1-800-203-5799** + extension number.



\$279,900 CLOSE-IN REMODEL
4bed, 3bath home, updating includes carpet, laminate flooring and lights, RV parking. Built in 1996. x90171



\$299,900 NEW CONSTRUCTION
4 bed, 3 bath home with stainless appliances and finished bonus room. Move-in ready soon. x90081



AFFORDABLE LIVING
2 bed, 1.5 bath can cost you less than \$1000/mo. Backs greenbelt and creek, garage, appliances included. x90161



\$239,900 NEWER TOWNHOUSE!
Built in 2003, 3 bed, 2.5 bath home plus bonus room, 2 car garage, high ceilings and upgrades throughout. x90181



\$225,000 WILL STILL BUY YOU A DECENT HOUSE ON THE WEST SIDE. For an updated list please call 503-684-2124. This remodeled ranch has 3 bed, 1.5 bath plus a huge fenced yard. x90101



INVESTORS- INTERESTED IN FINDING GOOD PROPERTIES FOR YOUR MONEY? Compare realistic returns on real estate vs. other options. This house sold in 1 day and gained \$30k equity with \$10k invested in one month. Happy to discuss anytime. 503-684-2124



\$270,000 FIXER
Great potential in this 3 bed, 1 bath house. 3 levels plus den on main, large lot, close-in location. x 90231



TRADITIONAL THAT SHOWS LIKE A MODEL HOME! 3 bed, 2.5 bath includes dramatic vaulted entry, large picture windows, designer colors. Manicured fenced yard w/shed. x 90301

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Natalie Mandera

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Fax: 503-638-1740 natalie@selectoregon.com
www.selectoregon.com



GREAT VACATION PROPERTY! \$120,000
Newer 4 bed, 2 bath, 1,260 sqft manufactured home with vaulted ceilings, laundry room and huge bathtubs. Gorgeous .39 acre treed lot with RV parking and hookup on property plus 8'x8' storage shed.

Located in quaint Pine Hollow Recreation Development. Development has a play park, golf course, restaurant, and private lake access. Minutes to Deschutes River or Kahneeta.



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- Self Employed - Yes
- Challenging Credit - Yes
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- FICO as low as 500- Yes
- Bankruptcy & Foreclosures- Yes
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TOM'S SPECIAL PICK FOR THIS ISSUE...

DIVIDABLE WATERFRONT ACREAGE WITH LUXURY HOME, GUEST COTTAGE AND BARN!

A unique property featuring an exquisitely remodeled 4 bedroom main house, cozy 1 bedroom cottage, 3 car garage and a barn, all on 1.7 beautifully landscaped acres with 140 ft. of waterfront and the potential to create an additional building lot!

A rare opportunity at \$1,190,000.
Call for your private showing 503-522-5372.



John Bacon

Direct: (503) 625-9883 17700 SW Upper Boones Ferry Rd.
Fax: (503) 217-9595 Suite 100
JohnBacon@SoldinOregon.com Tigard, OR 97224
www.SoldinOregon.com



WINE COUNTRY. Enjoy southern exposure and amazing views from this 140+ acre parcel located just out of the City of Yamhill Oregon. Amazing opportunity to own a truly breath taking gem with so many possibilities. Measure 37 is being held up in the courts and so our property is no longer dividable until the courts make a final ruling, which is predicted to take awhile. **\$1,200,000**



CONTEMPORARY AND BEAUTIFUL. This one story, 3 bed, 2.5 bath home is perfectly situated on 1.63 acres. Enjoy the park like views of this secluded and private neighborhood from the covered sun porch or gardens. Home has many thoughtfully designed features and upgrades that add to the comfort of being home. Close to Newberg, McMinnville and Hwy 18. **\$474,900**



FANTASTIC ACREAGE PARCEL CAN HAVE A SPECTACULAR VIEW WHILE OFFSETTING THE PRICE BY REMOVING SOME OF THE TIMBER! Very close-in Sherwood School District property with natural gas and high speed cable at the street! **\$335,000**



WONDERFUL NEWER DOUBLE WIDE HOME ON 15,000 SQFT LOT WITH NICE UPGRADES. River access and 20 acre common area. 10x18 and 8x10 storage structures. Fenced back yard and room for RV and Boat! Great Estacada location! **\$212,500**



GORGEOUS MOUNTAIN AND VALLEY VIEWS ON PARRETT MOUNTAIN. Amazing view parcels in great location of Million Dollar Homes!!! Won't last long. Hurry and take your pick of parcels 2, 3 or 4! 4.02 to 8.32 acre lots from **\$515,000 to \$543,000.**

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Larry Lund

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MORNING WOOD: 16 LOT SUBDIVISION IN ROCKAWAY BEACH WITH LOTS OF TREES.
 Two different home models available. The Driftwood is 1,526 sqft and starts at \$269,900. The Aberdeen is 1,736 sqft and starts at \$289,900. Subdivision is located less than a mile from 7 miles of sandy beaches. There is a lot of new construction going on in Rockaway.



WON'T LAST LONG! BEAUTIFUL ALOHA HOMES WITH 4 HUGE BEDROOMS
 Homes back to green space with decks off the back for views. Granite counter tops, laminated floors, built in upgrades, fireplace and lots and lots of windows. Some homes with bedrooms on the main. 17 home subdivision has only 3 homes left with prices starting at \$368,900.



3 BEDROOM, 1 BATH ALOHA HOME WITH NEW LAMINATED FLOORS AND NEW DISHWASHER.
 Very easy care- all on a single level. Property has a converted garage that can be converted back easily and seller is will to convert it if desired. Huge yard with workshop. RV parking. Priced at a low price of \$219,900



HILLSBORO TOWN HOME IS ONLY 2 YEARS OLD AND IS REALLY NICE. LOCATED CLOSE TO EVERYTHING.
 Home has 3 big bedrooms, 2.5 baths, huge laundry room, and archway in the entry with tile floors. Open floor plan with fireplace on the main floor. The master bedroom is really big and has its own bath. Priced at only \$195,000 and easy to show.



Krystal Nanna

503-260-3910 Direct
 503-925-2405 Office
 503-925-2450 Fax



John L. Scott
 REAL ESTATE



\$484,500: IMPECCABLE 1.5 YEAR OLD RENAISSANCE HOME WITH ROOM FOR EVERYONE.
 Inside this 2,924 s.f. home you'll find 4 bedrooms, 3.5 baths, a great room, family room, bonus and den, all with A/C. The gourmet kitchen boasts hardwood floors, rich wood cabinetry, a pantry and granite countertops. The downstairs is well suited for separate living quarters with a full bath, bedroom, family room and patio with slider. The yard is fully fenced and has sprinklers and a large deck for entertaining. 23456 SW Greengate Place RMLS#6010794. Sherwood Tour at www.narratedproductions.com/portland/krn/rmls601074.html. Call Krystal Nanna at 503-260-3910



\$270,000: GREAT SHERWOOD SCHOOLS:
 Make yourself at home in this 3 bedroom, 2.5 bath, 1400 s.f. home on a quiet street in Woodhaven. You'll find both formal living space and a family room, along with granite counter tops, an eating bar, coved ceilings, hardwood entry, AC, 2 car garage and a large fenced yard in a friendly neighborhood with a great price. 17710 SW Elder View Drive, Sherwood, OR. Pictures at www.johnlscott.com/82173. Call Krystal Nanna at 503-260-3910 for more information.



\$299,900: OPEN, LIGHT AND BRIGHT, 1 LEVEL 3 BEDROOM, 2 BATH, 1,569 S.F., 1997 HOME IN SHERWOOD.
 Beautifully maintained home with birch laminate flooring throughout, vaulted ceilings in most rooms, a double-sided gas fireplace, tile countertops, pantry, AC, formal living and family rooms, new paint and a landscaped yard with a deck backing to greenspace. 17143 SW Cobble Court, Sherwood, OR. Tour at www.narratedproductions.com/portland/krn/cobble.html. Call Krystal Nanna at 503-260-3910.

The opportunity to work with your friends and family members is always appreciated. Please don't hesitate to call if someone you know is in need of exemplary and professional real estate services. I am always available to help.

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- Pay off high interest credit cards
- ALL credit types OK!

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Get the Most Out of Your Mortgage

To achieve a secure economic future in today's fast paced world, you should explore all of the options available to you. There are many contributors to financial success, but maximizing the potential of a home mortgage is often overlooked, and is definitely misunderstood by most people.

THE TRADITIONAL WAY OF THINKING

- Get the lowest-rate mortgage
- Start a bi-weekly mortgage program
- Send in additional money whenever possible to reduce the principal balance



PAY OFF THE MORTGAGE AS SOON AS POSSIBLE

Could this be the exact opposite of what you should be doing?

THE NEW RULES OF MONEY

“You should get a big 30-year mortgage and never pay it off.”

Ric Edelman
New York Times Best Selling Author
of *The New Rules of Money*

FIVE REASONS WHY YOU SHOULD ALWAYS CARRY A MORTGAGE ¹

1. Mortgages don't lower home values
2. Mortgages are the cheapest money you'll ever buy
3. Mortgages are the best way you can lower your taxes
4. Mortgages allow you to get cash out of your house
5. Mortgages become cheaper over time

THE RULES OF MONEY REGARDING MORTGAGES HAVE CHANGED.

1. *The Truth About Money* by Ric Edelman



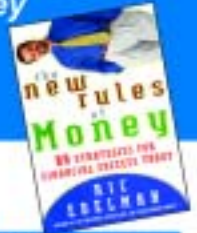
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The Twins' Story

An example adapted from
the New York Times Best-Seller,
The New Rules of Money
by Ric Edelman



Two twins who each earn \$70,000 a year and have \$40,000 in savings are both buying \$200,000 homes.

"JESSICA" THE FIRST TWIN Chooses the "Traditional Way": Pay off the mortgage as soon as possible.	"RACHEL" THE SECOND TWIN Plans to use "the New Way": Carry a big, long mortgage & never pay it off.
<ul style="list-style-type: none"> • 15-year mortgage at 5.25% (5.56%APR) • \$40,000 big down payment • \$0 left to invest • \$1,286 monthly payment (56% tax deductible first year/ 28% average) • \$1,159 average monthly net after-tax cost² • Sends \$100 monthly to lender in effort to eliminate the mortgage sooner 	<ul style="list-style-type: none"> • 30-year interest only loan at 6.125% (6.3% APR) • \$10,000 small down payment • \$30,000 remaining to invest • \$970 monthly payment (100% is tax deductible first 15 years/ 59% average) • \$660 monthly net after tax cost² • Adds \$100 monthly to investments, plus \$499 saved from lower mortgage payment, where account earns 8% rate of return ⁴
WHO MADE THE RIGHT DECISION? Results after just 5 years	
<ul style="list-style-type: none"> • Received \$7,620 in tax savings² • Has \$0 in savings and investments 	<ul style="list-style-type: none"> • Received \$18,600 in tax savings² • Has \$89,299 in savings and investments⁴
WHAT IF BOTH TWINS SUDDENLY LOSE THEIR JOBS?	
<ul style="list-style-type: none"> • Has no savings • Can't get a loan because she has no job, even though she has \$86,951 more in equity than her sister. • Must sell her home or face foreclosure because she can't make payments • At this point, it's a fire sale, so she must sell at a discount, then pay real estate commissions (6-7%) 	<ul style="list-style-type: none"> • Has \$89,299 in savings⁴ • Doesn't need a loan • Can easily make her mortgage payment even if she is unemployed for years • Has no reason to panic since she is still in control
RESULTS AFTER 30 YEARS	
<ul style="list-style-type: none"> • Received \$20,650 in tax savings ² • Has \$570,189 in savings and investments⁴ • Owns her home outright 	<ul style="list-style-type: none"> • Received \$88,082 in tax savings² • Has \$1,220,198 in savings and investments⁴ • Owns her home outright- so starts fresh and enjoys the same benefits again

Rachel, the second twin, now has more than \$1.2 million in savings and investments!
People who understand how money works choose to carry a big, long mortgage and never pay it off.

The above hypothetical examples are for illustration purposes only. Plans vary based on the needs and wants of the customer. Illustrated interest rates are based upon the interest rates compiled by Fannie Mae for May 2005.
1. Example is based on a Fannie Mae Interest First Loan fixed at 5.125% (5.32% APR), interest only for 15 years, then the first loan converts to a 15-year amortizing loan on the 15th anniversary with a monthly payment of \$1,818.

2. Assumes combined federal/state income tax rate of 32%.
3. Assumes combined federal/state income tax rate of 32%. Net after-tax cost shown is for years 1-15, average for years 16-30 is \$1,437.
4. Assumes 8% rate of return. Rate of return may vary based on type of investment.
This is not a solicitation or offer to purchase any product.

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Michelle Gallichant

503-789-9189
 michelle.gallichant@century21.com
 www.michellegallichant.com



VERY NICE HOME WITH LOTS OF STORAGE!
 Easy flow floorplan. Larger living room with deck, efficient laundry area, fenced yard and detached garage with space for loft. **\$215,000**



SPECTACULAR FLOORPLAN MEANT FOR LIVING!
 3 bed, 3 bath home with 3 car garage, bonus room, 2 gas fireplaces, large walk in closet and soaking tub in master. Great location! **\$349,900**



WELL MAINTAINED HOME ON A QUIET STREET!
 Vaulted living and dining rooms. "Easy care" gardens, oversized garage with utility area and sound proof music/ work room. **\$244,900**



JUST UNDER AN ACRE- WON'T LAST LONG!
 4 bed, 2 bath home with huge yard. More homes can be added. Some wilderness wetland. Across from Tualatin High. **\$310,000**



INCLUDES 1 YEAR HOME WARRANTY FREE!
 3 bed, 1.1 bath, 1074 sqft home in quiet cul-d-sac in North Newberg. 5 year old roof. Sprinkler system. \$1,000 floor allowance. **\$210,000**



3.3 ACRES- BUILD YOUR DREAM HOME WITH VIEW!
 Subject to final approval from county. Mostly level, slight SW slope. Buyer responsible for septic and well. Survey completed. **\$350,000**



EXCELLENT LOCATION FOR GAS STATION COMPLEX!
 Located in Dayton with good exposure to HWY 18 West and no competition. Plat approval at close of escrow. Terms available. **\$275,000**



FABULOUS PROPERTY WITH WONDERFUL HOME!
 3 Bed, 2 Bath, 1,958 sqft triple wide with extras galore on a 2.87 acre lot in Yamhill County. Landscaped. Room for crops. **\$419,950**



Marie Bortell

503-330-9743
 marie.bortell@century21.com
 www.mariebortell.com



EXCEPTIONAL TOP OF THE LINE 3 BEDROOM HOME!
 Fabulous landscaping. Nearly 3 acres with 1 1/4 for crops and a creek. Road built to lower portion of land. This is a perfect 10! **\$419,950**



PRICED REDUCED! GREAT INVESTMENT HOME.
 3 bed, 2 bath 1,584 sqft McMinnville doublewide on nice lot with shop. Plenty of parking. 14x10 shop attached to back. **\$99,000**



2.3 ACRES ZONED FOR OFFICE OR RETAIL USE.
 Dayton area lot would be an excellent location for a gas station with no competition. On HWY 18 West. Terms available. **\$275,000**



MOVE IN READY WITH ALL NEW INTERIOR!
 4 bed, 2 bath, 1,440 sqft day ranch home in Yamhill County with many improvements inside and out. Quiet street. Parking. **\$193,900**



COZY 3 BEDROOM, 2 BATH HOME ON NICE LOT.
 1,404 sqft double wide on lot in Yamhill County. Nice garden tub in master bath. Wall to wall carpet. Built in 2000. **\$149,000**



LARGE 4 BEDROOM, 2 BATH HOME ON LARGE LOT
 Tualatin area 1,720 sqft home on nearly an acre with wilderness area in back of property. Zoned for multiple dwellings. **\$310,000**



SHARP 3 BEDROOM RANCH ON LARGE LOT!
 1.1 bath, 1176 sqft Yamhill County home. Fenced yard with alley access. Fireplace, big kitchen, RV Space. Sold as is. **\$165,000**



YAMHILL COUNTY HOME IN QUIET CUL-D-SAC.
 3 bed, 1.1 bath, 1074 sqft Newberg home with newer roof and sprinkler system plus floor allowance and 1 year warranty. **\$210,000**

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COVETED NORTH OF HWY 26 AREA. CARED FOR BEAUTIFULLY! \$457,900
Enter through an adorable courtyard. Soaring open rail staircase. 4 bedroom, 3 bath, 2,360 sqft home with full bath on the main and a fourth bedroom that could also be a den or office. Features include patio, soak tub and AC. Close to shopping & outstanding schools.



QUIET NEIGHBORHOOD, CLOSE TO MALLS, TRANSPORTATION AND WALKING TRAILS. \$214,950
Easy up keep Tigard townhouse with small fenced yard. 2 bed, 2 bath, 1,594 sqft with spacious rooms and high ceiling. New designer colors and Pergo (Italian Walnut) in living room, kitchen, dining room and entry. 2 car garage; tandem with extra storage.

PENDING



RARE NEWER ONE LEVEL WITH 3 CAR GARAGE. \$285,000
3 bed, 2 bath, 1,624 sqft home in Tualatin cul-de-sac with new hardi-plank siding (paint done in better weather). New Jenn-Air stove, new kitchen sink and new gas hot water heater. Fabulous neighborhood with super schools.

PENDING



COVETED NEIGHBORHOOD. PERFECTLY MAINTAINED! GLEAMING CHERRY HARDWOOD FLOORS. \$500,000
Kitchen with granite counters and cherry cabs. See through fireplace from family room to office. Welcoming entry w/high ceilings, formal living and dining. Hunter Douglas blinds throughout. Storage! 5 bedrooms, 2.1 baths, 2,935 sqft. Stately street appeal. A+ schools. MLS#6010079



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NEW CONSTRUCTION TO BE COMPLETED IN MARCH 2006
4 bed, 2.1 bath, 1,499 sqft home. Price includes all upgrades and options. Included features: 9' ceilings, A/C, prefinished hardwood floors, granite counters, tile floors, slate back-splash in the kitchen, Travertine in the master bedroom, 3 skylights and more! **\$279,900**



.47 ACRE VANCOUVER LOT.
Zoned R-22 which requires 1,500 sqft lot minimum per dwelling. Buyer to perform due diligence. House has no value. Ask for no repairs. Seller sells as-is. Investment property with potential for development. MLS number 6011175. **\$325,000**



ONE LEVEL HOME WITH CUSTOM DESIGN TOUCHES.
6 bed, 4 bath, 2,389 sqft, recently remodeled home. New roof, windows and furnace. Granite counters and floor in the kitchen. Fresh paint. Hardwood floors. Tile floors in bathrooms. Slate patio. Attached 2 car garage. Central A/C. Electric- forced air heating. **\$324,500**

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LAKE OSWEGO CONDO - COMING SOON.
 Cute, cute, cute 2 bedroom condo in heart of Lake Grove area of Lake Oswego. Home includes fireplace, vaulted ceilings, pass-through kitchen, lots of storage washer and dryer hookups and private balcony all within walking distance of Starbucks, Wizers, great restaurants and more + some of the best public schools in Oregon. Call Jennifer for details.



DROP-DEAD GORGEOUS VIEWS OF DOWNTOWN PORTLAND AND NORTH TO THE COLUMBIA AND BEYOND FROM THIS STUNNING, BRAND NEW HOME ON TOP OF MT. TABOR.
 Exceptional quality new construction in an established neighborhood, the home includes 4 bedrooms, 2.5 baths, two car tandem garage, with great room styling plus spacious family room overlooking a private backyard garden. Call Jennifer for completion details.



A HOME IN THE HIGHLANDS.
 Spacious single level home in coveted Highlands 55+ community, features the most popular floor plan of all; 2 spacious bedroom + den, 2 baths, great-room plan with soaring vaults, gas fireplace, built-ins and open kitchen with skylights, master suite with walk-in closet, spa tub, double vanity and more. Home backs to maintained green space and walking trails. Community includes clubhouse and gorgeous walking trails nestled into close-in, quiet and convenient local. \$350,000. Call Jennifer for a private showing.



LOCATION, LAND, UNLIMITED POSSIBILITIES!
 Half acre + in downtown Tualatin's urban center. Excellent visibility on Tualatin Sherwood Rd. and zoned ML for light manufacturing with an urban renewal overlay that will allow many different uses including retail, restaurant, drive-thru and more. Don't miss this opportunity to build your business from the ground up -Literally! \$525,000 Call Jennifer for more details.



Jeremy Montana

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PRIDE OF OWNERSHIP IN THIS CORNER UNIT TOWN HOME WITH TWO MASTER SUITES. SALE PENDING. \$207,500

Tile counter tops in kitchen and all appliances are included. 3rd bedroom could be perfect for office or private den. Custom window coverings on all windows. Home is close to two Max light rail stations.

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BULL MOUNTAIN HOME: SPACIOUS OPEN FLOOR PLAN WITH LOTS OF EXTRAS. \$384,000
 3 bed, 2.5 bath, 2,420 sqft Tigard home with island kitchen, extensive hardwoods, built in vacuum, surround sound and gas fireplace. Loft/office area with built in computer system for two. Large master with jetted tub, shower and 10X10 walk in closet. View from front yard. Virtual tour: <http://www.circlepix.com/homes/ERUNLP>.



GREAT LOCATION NEAR THE GOLF COURSE IN OREGON CITY. \$319,000
 3 bed, 2 bath 1668 sqft Ranch. Sits on a little over 1/2 Acre. Features fireplace and woodstove. Spacious open kitchen with eating bar and lots of cupboards. Garden window and lots of Windows look out to watch the 17th Hole. Workshop for your hobbies. Covered Deck, wired for hot tub, garden and garage.

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BEAUTIFUL 4 BEDROOM, 2.5 BATH, 2,122 SQFT CORNER HOME. \$365,000
 New lighting. New dishwasher. Fully landscaped yards with sprinkler system, swing set and fruit trees. Vinyl siding, central A/C, alarm system, gas fireplace, formal living and dining rooms and separate family room. Walking distance to PCC Rock Creek campus, shopping and park trails. Includes one year warranty. **Contact Kalim at 503-880-9889.**



EXCELLENT INVESTMENT PROPERTY. \$265,000.00
 Small office leased to county. No property taxes. Low maintenance. Up to \$2K repairs per year paid by lessee. Property contains lobby, 8 offices, 2 bathrooms, and 1 conference room. Concrete block Building with flat roof. New Central A/C. Appointment only. Please do not disturb tenant. **Contact Kalim at 503-880-9889.**

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PORTLAND DYNAMIC ONE-LEVEL HOME IN GREAT LOCATION. Living room with granite surface gas fireplace. Dining room with designer paints and vaulted ceilings, and granite kitchen with eating bar, eating area and deck. Master suite with tile bathroom with soak tub and shower. 3 beds and 2 baths. ML#5087946. **\$475,000**



WELCHES VACATION COTTAGE AT MT HOOD VILLAGE 14 MILES EAST OF SANDY ONLY 12 MILES TO TIMBERLINE LODGE AND GOVERNMENT CAMP. 500 sqft, 1 bed, 1 bath Cottage. Family room with large windows and vaulted ceiling, kitchen with eating bar, dining room and deck. Completely furnished. Mt Hood Village Commons: indoor swimming pool, workout room and sauna. ML#6002183. **\$57,500**



LAKE OSWEGO FABULOUS HOME WITH SOARING VAULTED CEILINGS Granite kitchen with eating bar, pantry, and stainless appliances. Dining area with chandelier and vaulted ceilings, and granite kitchen with eating bar, eating area and deck. Master suite with tile bathroom with soak tub and shower. 3 beds and 2 baths. 3,088 sqft. ML#5088432. **\$674,900**



Neil Mandel

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4 bed, 2 1/2 baths, 3,321 sqft home on .18 acres. Large landscaped fenced yard, convenient upstairs laundry room and main level den/office with closet and built ins. Gas heat plus wood fireplace. Zoned for Bethany Elementary and Westview High School.



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HIGHLY DETAILED CRAFTSMAN LOVINGLY RESTORED. 4 bedrooms / 2.5 bathrooms. Enjoy sweeping views from expansive deck off kitchen and dining. Designed to entertain with gourmet kitchen featuring custom cabinets. Box beam ceilings, large moldings, leaded glass, wainscoting, two brick fireplaces, original stained glass window, built-ins, hardwoods on main and upstairs. Works well as single family home or can be used as two units. Circa 1911. \$499,500





1908 HISTORIC FOURSQUARE HOME WITH EXPANSIVE FRONT PORCH. 3996 sqft. 5 bedrooms / 5.5 bathrooms. Great close-in neighborhood located near shopping, theaters, restaurants and MAX. Once used as a Bed & Breakfast, this grand old house features new kitchen with stainless steel appliances, formal living space, two master suites, beautiful original woodwork, hardwood floors and all new interior paint. \$520,000



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THIS IS THE ONLY HOME IN MILWAUKIE OVER 4000 SQFT UNDER \$399,000!
 Great remodeled floor plan with turn of the century charm. 4 bedroom, 2 bath, 4,025 sqft home has new paint, new windows, new lighting and 2 new kitchens plus 2 fireplaces and hardwood floors. Upstairs could be separate apartment. Master on the main. Fenced yard. **\$359,900**






THE ONLY HOME FOR SALE IN S.E. PORTLAND WITH 5 BEDROOMS JUST 3 BLOCKS FROM THE MAX LINE UNDER \$330,000! 5 bedroom, 2 bath, 2,200 sqft home has had over \$50,000 spent on remodeled floor plan with hardwood floors. Island kitchen with new cabinets and granite counter tops. New paint, lighting, bath fixtures and tile. A/C. French doors to deck. Fenced garden. **\$329,000**

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
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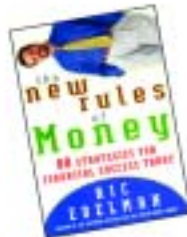
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