

3470 W 3RD ST, WASHOUGAL, WA, 98671

• MAIN FLOOR MULTI-GEN SUITE | CAMAS SCHOOLS | PREMIUM CORNER LOT | BUILT 2023 •

CUSTOM FEATURES & UPGRADES

OVER \$100,000 IN HAND-SELECTED THOUGHTFUL & FUNCTIONAL DESIGN STUDIO UPGRADES

PROPERTY FEATURES

GOURMET KITCHEN

- KitchenAid Appliance Package
- 36" Gas Cooktop with Pot Filler
- MSI Alabaster White Quartz
- Quartz Island with X-Detail
- Two-Tone premium Shaker Cabinetry
- Slide-Out Shelving in All 12 Lowers, Soft Close
- Under-Cabinet Lighting

OWNER'S SUITE & SPA BATH

- Vanity with Linen Tower
- Dual Walk-In Closets
- Free-Standing Oberto Soaking Tub
- 60x48 Walk-In Shower with Bench
- Radiant Heated Tile Floors
- Double Sinks & Drawer Bank
- Bidet-Ready Hot Water Plumbing

MAIN FLOOR IN-LAW SUITE

- Complete Independence on Main Level
- Full Bath with Heated Tile Floors
- Dedicated Laundry Room
- Direct Patio Door Access
- Walk-In Closet
- Adjacent Flex Room (13' x 11'5")
- Bidet-Ready Hot Water Plumbing

INTERIOR FINISHES

- Engineered Hardwood
- Shaw Carpet with 8 lb Premium Pad
- Hunter Douglas Motorized Blinds
- Reverse Osmosis Water Filter
- Custom Stair Rail with Wood Balusters

BATHROOMS

- 3 Full Baths with Heated Tile Floors
- 3 Baths Bidet-Ready with Hot Water Line
- Quartz Counters in Every Bath
- Level 4 Shaker Cabinetry
- Tile Wainscoting Around Soaking Tub
- Tub/Shower with Tile Surround
- Additional Powder Room on Main Level

DEN/OFFICE

- Engineered Hardwood Floors
- Painted Barn Door
- Ceiling Fan Pre-Wire
- Custom Accent Wall
- Structured wiring
- Dimmer Switch

UPPER LEVEL & ROOM

- Upper Laundry Room
- Bonus/Flex Room 18'6" x 13'4"
- Bedroom 2 - 13'2" x 11'
- Bedroom 3 - 10' x 12'5"
- Ceiling Fan Pre-Wires
- LED Recessed Lights
- Dimmer Switches

COMMUNITY & LOCATION

- Camas School District
 - Lacamas Lake Elementary
 - Liberty Middle
 - Camas High School
- Walking Trails & Neighborhood Parks
- Mt Hood & River Views Nearby
- Minutes to Downtown Camas
- 20 Minutes to PDX

EXTERIOR & OUTDOOR LIVING

- 24' x 12' Extended Covered Patio
- Expanded Brushed Concrete Pad
- 7,200+ SF Premium Corner Lot
- Flat Yard with Privacy Trees
- Fully Fenced & Landscaped
- Automatic Irrigation System
- Eldorado Stone Exterior Accents

GARAGE & FUTURE READY

- Oversized 3-Car Finished Garage
- Garage Service Door for access to Yard
- EV-Ready - 240V/50A Outlet
- Solar Panel Conduit Pre-Run
- Water Softener Loop
- Insulated Garage Walls
- Dedicated Christmas Light Circuit

TOTAL DESIGN UPGRADES

\$100,000+