

Cowlitz County

Buyers Guide

July 2025

SERVING COWLITZ COUNTY AND SURROUNDING AREAS SINCE 2006



The Perfect Place!

For More Details See Page 9

Property Presented By:

**Nicole
Cathcart-Bernet**

Broker / Realtor®

503.560.0550

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REAL ESTATE

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John L. Scott Longview





Peggy Dent
Owner/Broker
360-425-5815



Diane Lokan
Owner/Broker
360-270-8782

John L. Scott® REAL ESTATE

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This office is independently owned & operated



Amber Cabrera
360-431-3832



\$329,000 ~ Longview
2 Bdrms, 1 Ba, 800 sq. ft.

Curb appeal abounds in this beautifully updated Craftsman home! Pristine home, updated bathroom w/soaking tub, large light and bright living room, remodeled kitchen w/new cabinetry-countertops-SS appliances. So much more! #2381137



Buddy Kayser
360-270-5511



Dean Gehrman
360-431-9735



\$499,900 ~ Kelso
4 Bdrms, 1.75 Ba, 2,400 sq. ft.

Commanding views from this Mount Brynion Country Home on 2.44 Acres! Stately home boasting 2,400 SF, 4 bdrms, 2 bthrms, living rm w/wood stove-bamboo hardwood floors-FR door to viewing deck. #2363305



Derek Cowan
360-261-2262



Dusti Carlough
360-751-2922



\$659,000 ~ Longview
3 Bdrms, 2.5 Ba 3,600 sq. ft.

First time offered on the market! Stunning 2020 West Longview home, Main floor living features open floor plan. Open kitchen W/ concrete countertops and custom cabinets. #2386693



Jenessa Kell
360-703-4618



NEW LISTING!

\$415,000 ~ Longview
4 Bdrms, 1 Ba, 1,640 sq. ft.

Move in Ready! 4 Bedroom, 1 bath home with views of Lake Sacajawea. New roof in 2018, New vinyl windows and trim, Refinished hardwood flooring, New custom blinds and New forced air furnace in 2022. #2394807



\$519,000 ~ Longview
3 Bdrms, 2.25 Ba, 2,106 sq. ft.

Northwest Contemporary Home in a Magical Wooded Setting! Beautiful home, Great Room w/cedar tongue and groove vaulted ceilings-wall of light filled windows. #2374900



NEW LISTING!

\$699,900 ~ Longview
4 Bdrms, 2.5 Ba 1,794 sq. ft.

Country Living close to town! Completely remodeled. Split level floor plan. Upper floor-open floor plan with Vinyl plank flooring. Custom kitchen by Selix with knotty alder cabinets, quartz countertops. #2392924



NEW LISTING!

\$479,000 ~ Longview
3 Bdrms, 1.75 Ba, 1,640 sq. ft.

Beautifully updated one level home in a desirable West Longview location! Pristine home, formal living room w/vaulted ceiling, great room w/vaulted ceilings. #2395759



NEW LISTING!

\$595,000 ~ Longview
3 Bdrms, 2 Ba, 3,146 sq. ft.

Old Westside Dutch Colonial historical home on RARE DOUBLE LOT! So much to see in this home! Formal dining room w/ built-in cabinetry, formal living room w/gas fireplace, large modern open kitchen. #2395848



NEW LISTING!

\$769,000 ~ Kalama
5 Bdrms, 2.75 Ba 3,124 sq. ft.

Custom built home located in Daves View neighborhood. Great, light bright open floor plan with vaulted ceilings, skylights, bamboo flooring and an updated farm kitchen, quartz countertops & 2 pantries. #2391742



Vicki Johnson
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Trish Olson
360-560-2710



Tina Wallace
360-751-3798



Rex Salzsieder
360-560-7808



Nicole Bernet
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NEED TO SELL YOUR HOME? CALL US TODAY!



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Your Running Realtor

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LauraYoder@windermere.com

Windermere
REAL ESTATE

WINDERMERE NORTHWEST LIVING

209 W Main Street, Suite 200 Kelso, WA



NEW LISTING

\$599,000

**Check Out
This Treasure!**



Looking for the amenities of living in the country but less than 10 minutes to town? Check out this treasure! One Level stunner offering tons of upgrades and major system improvements. Situated on (2) acres with space to play, relax, and grow. Enhance the garden & fruit tree already there or ?? Home offers open kitchen-dining space to living room. Bonus room has door from garage plus slider to back patio-great flex space. Level yard-partially fenced. A complete kitchen overhaul done-with SS appliances! New trim, interior and exterior paint, plus floor coverings, PLUS bathrooms. Majority of windows have been swapped out. Oversized attached garage is a bonus! **NWMLS 2388486 / RMLS 575509545**



NEW LISTING

\$375,000

**Multi-Family
In Kelso!**



Tired of renting? Or wanting to invest your 401(k) funds into real estate? 405 Redpath is the answer! City of Kelso has property permitted as a duplex with separate power meters and fire wall in the attic. Main door opens into a private entrance to each unit, giving an extra touch of security. Each unit consists of (2) bedrooms, (1) full bath, laundry area, living/dining space, and kitchen with door out to new covered back patio. Tenants pay for power while landlord pays for w/s/g. Duplex offers covered parking space for each unit. Upgrades include newer roof, LVP flooring, vinyl windows, Cadet wall heaters, plumbing, and some bathroom fixtures. All improvements done in 2019. **NWMLS 2379429 / RMLS 445292609**



NEW LISTING

\$1,125,000

**20-Unit
Mobile Home Park!**



First Time on the market - situated in quaint rural community of Castle Rock, WA. Owner says it's time to retire. Park sits up off main road limiting noise and backed by parks own timber all situated on 11 acres. Park has 17 units in place with additional (3) pads open with never used septic tanks. 14 units are tenant-owned paying space rent of \$490 and park owner owns (3) units. Sale includes a 2115 square foot metal pole building with concrete floor and recent power added by PUD. This well-maintained park provides residences with private community well, septic systems, and garbage. Be the one to continue providing low maintenance and affordable housing in Washington State! **NWMLS 2369948 / RMLS 539329711**



TOLEDO

\$315,000

**Flat
5 Acre Lot!**



Great opportunity to purchase a FLAT 5-acre lot where the heavy work has already been done! Meander down the park-like driveway to the cleared build-site, surrounded by trees providing a sense of privacy. Driveway is in, power transformer AT build-site including Toledo-Tel fiber optics along with the well producing at 17gpm. Sturdy outbuilding storing pressure tank, power for well pump, plus power for RV. Enjoy the gated community's private river access with a concrete boat launch, perfect for floating, kayaking, and of course the best steelhead fishing on the Cowlitz River! Corners are marked and partially fenced. **NWMLS 2356743 / RMLS 722742484**

Going the extra mile for YOU!





Dean Gehrman

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**“The Familiar Face
recognized for Superior
Service, Integrity, and
Professionalism.”**



\$575,000 ~ CASTLE ROCK

The Magical Life on a Real Functioning Farm with Mount Rainier and Silver Lake Views! Live the dream life in this meticulously kept farm home boasting 1,372 SF, 4 bdrm, 2 bthrm, living rm w/ pellet stove, country kitchen w/breakfast nook, laundry/mud rm, primary bdrm & 2nd bdrm on main & 2 bdrms on upper floor, large viewing deck, a basement 1 car garage and a newer architectural roof. The grounds feature fenced pastures, 2 shop/garage/carports totaling 1,728 SF, large barn w/stalls and a wind shelter/lean-to, chicken coop, fenced orchard/fruit trees/garden space, black top driveway, 6 gorgeous acres w/Fir & Maple trees and a creek flowing at the back of the property! This farm home is a MUST SEE! MLS #2369802



\$499,000 ~ KELSO

Beautifully Remodeled View Home on Old Kelso Hill! Your guests are greeted with a nautical theme & beautiful gate at the cozy front entrance to a pristine home boasting 2,040 SF, 3 bdrm, 3 bthrms, Great Room Living w/wall of viewing windows, living room w/FP, light and bright dining rm w/ FR doors to large viewing deck for entertaining, spacious updated kitchen w/SS appls-island eating bar-new cabinetry-quartz countertops-rock back splash-natural gas cooktop, primary bdrm on upper floor w/en suite-tile floor-full bath, 2nd primary bdrm on main w/full bath-dual sinks, spacious family rm w/FP on lower level-door to covered patio & private back yard, lower level 3rd bdrm, new hardwood floors throughout, vinyl windows, utility rm & 1 car garage. MLS #2362547



\$967,500 ~ GRAYS RIVER

Live the amazing life only a farm on a river can provide! Remodeled farm home on 69.39 level acres with 7,000 feet on the peaceful Grays River. Pristine home boasting 3 bdrm, 2 bthrm, open concept living w/walls of windows to take in the panoramic views, living rm w/wood stove & slider to covered deck, spacious kitchen w/eating bar & tongue & groove pine ceiling, dining rm, custom staircase to primary bdrm -3/4 bthrm-skylights-viewing deck, den/office, pantry/utility rm, crafts/exercise rm, ductless heat pump, vinyl windows, 806 SF attached garage/shop & 1 car carport. The grounds feature a 60x100 barn-shop-hanger, a 1,000 foot turf air strip w/taxi way, pastures, fruit trees & gardens. Additional home on the property w/remodel potential. MLS #2342691



\$519,000 ~ LONGVIEW

Pristine Northwest Contemporary Home in a Magical Wooded Setting! Beautiful home boasting 2,106 SF, 3bdrms, 3 bthrms, Great Room w/cedar tongue and groove vaulted ceilings-wall of light filled windows, frml living rm w/wood FP & sliders to wrap around viewing deck, dining rm w/large windows to take in the serene wooded views, kitchen w/ vaulted ceiling-LVP flooring-all appliances-slider to side viewing deck, spiral staircase to large lower level family rm w/wet bar-wood FP w/insert-slider to lower covered patio & a private wooded sanctuary, spacious laundry room & oversized 594 SF garage. The wooded grounds offer an additional .20 acre parcel, flower beds and an incredible “Sea of Trees” view! The home is located minutes to Longview & Kelso. MLS #2374900

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\$1,550,000 ~ VADER

Stunning Victorian Estate on 20.55 waterfront acres! Luxurious residence boasting 5187 SF, 4 bedrooms, 3 bathrooms, Great Room living w/9' coffered ceilings, frml living rm w/FR doors to large patio, frml dining rm, gourmet oak kitchen w/replica stove/oven-island w/eating bar, immense family rm w/wet bar-Fr doors to viewing decks-FP, spacious primary bdrm-jettied tub-walk-in closet, heat pump & 4 car garage. The manicured grounds feature a gated entry-2 rail fence-creek frontage-pond w/covered bridge, 2740 SF shop w/kitchen-half bath-720 SF awning-144 SF porch, a 2350 SF shop w/half bath-utility rm-12,000 lb car lift, 720 SF RV carport w/hook-ups & an ADU-("2019" 40' RV w/3 tip outs). The 2 shops are on a separate .54 acre commercial parcel. MLS #2348400



NEW LISTING



\$479,000 ~ LONGVIEW

Beautifully updated one level home in a desirable West Longview location! Pristine home boasting 1640 SF, 3 bdrms, 2bthrms, formal living room w/vaulted ceiling, great room w/vaulted ceilings, gourmet kitchen w/oak cabinetry-quartz countertops-new SS appls-island eating bar-recessed lighting, dining room, cozy family room w/slider to large deck for year round entertaining, primary bdrm w/ensuite, oversized 528 SF garage, vinyl windows, heat pump ready & new leaf filter gutters. The beautifully landscaped grounds feature an inviting covered entry, a private fully fenced back yard, tiered deck w/covered cooking area, large storage building & water features. Truly your own resort at home! MLS #2395759



\$619,900 ~ LONGVIEW

Check out all the amazing updates on this beautifully appointed Columbia Heights home. New fully tiled kitchen with stone counters and SS appliances that all stay! Beautiful stone tiled showers in both updated main floor bathrooms. Newer floors throughout the entire home. Enjoy the end of summer evenings on the new deck, and the spacious backyard with raised beds for your growing aspirations. Park all of your toys in the detached carport and in your oversized breezeway connected 2 car garage. Upgrade possibilities with plumbing in place for a wet bar in the basement, and electrical panel in place in the garage to add your EV charging port to. This one is a must see! MLS #2291519



\$314,900 ~ LONGVIEW

Curb appeal abounds in this one level home near Fairgrounds and Kaiser Permanente! 792 SF, light filled formal living room & dining area w/laminate flooring, updated kitchen w/white cabinetry, large primary bedroom with ample closet space, hall bathroom w/walk-in Jacuzzi bathtub, ceiling fans, spacious utility room, huge deck w/hot tub & gazebo, Trane heat pump, vinyl siding w/scalloped dormers, vinyl windows and a newer 30 year architectural roof. The grounds feature a manicured boxwood hedge, vinyl picket fence, flower gardens & trellises. The 396 SF oversized one car garage/shop has an attached carport, 220 outlet and ample parking. MLS #2377921

\$499,900 ~ KELSO

Commanding views from this Mount Brynion Country Home on 2.44 Acres! 2,400 SF, 4BD, 2BA, living rm w/wood stove-bamboo hardwood floors, dining rm w/built-in china hutch, spacious kitchen w/alder cabinets. Primary bdrm w/ensuite & walk-in closet, huge family rm w/built-in closets & door to back yard, vinyl siding, newer roof, 30x50 shop/ garage & RV parking, includes a communication tower that can be utilized for a Ham operator or leased for additional income. MLS #2363305



NEW PRICE



NEW LISTING



NEW LISTING

\$329,000 ~ LONGVIEW

Beautifully updated Craftsman home! Pristine home. 2 spacious bedrooms, updated bathroom w/soaking tub, large light and bright living room, remodeled kitchen w/new cabinetry-countertops-SS appliances-bay window/eating area, new fixtures, large utility room, new luxury vinyl flooring throughout, new interior and exterior paint, new fixtures, newer roof, new heating system, oversized garage/ shop & additional storage area, private fenced back yard w/2 apple trees & cherry tree, alley access, nicely landscaped. Minutes to parks-shopping-restaurants-recreation and I-5. This home is a true Gem! MLS #2381137

\$79,900 ~ LONGVIEW

Large wooded building lot in a desirable area of fine homes. Water, sewer, and electricity available at the street. MLS #2390267

\$79,900 ~ LONGVIEW

Large wooded building lot in desirable area of fine homes. Water, sewer and electricity available in the street. MLS #2390263

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Jesse Cope
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\$150,000
Longview
.14 Acres
(NWMLS 2394960)



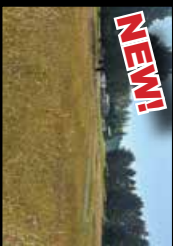
\$125,000
Kelso
.54 Acres
(NWMLS 2389910)



\$189,000
Castle Rock
2 Acres
(NWMLS 2389000)



\$179,000
Castle Rock
2.01 Acres
(NWMLS 2388996)



\$149,900
Long Beach
.53 Acres
(NWMLS 2394355)



\$165,000
Kelso
3.83 Acres
(NWMLS 2394390)



Sean Seewart
360.261.3632



Dean Pollock
360.751.3996



Jesse Grewelle
360.749.0327



\$175,000
Kelso
2.53 Acres
(NWMLS 2394389)



\$179,900
Longview
5 Acres
(NWMLS 2372915)



\$260,000
Longview
5.08 Acres
(NWMLS 2374390)



\$184,900
Longview
5 Acres
(NWMLS 2373026)



\$189,900
Longview
5 Acres
(NWMLS 2372994)



\$189,900
Longview
5 Acres
(NWMLS 2373055)



James Williams
360.430.1357



\$224,900
Kelso
8.3 Acres
(NWMLS 2353332)



\$159,000
Castle Rock
2.18 Acres
(NWMLS 2365845)



\$179,900
Longview
5 Acres
(NWMLS 2372940)



\$119,000
Kelso
.67 Acres
(NWMLS 2375227)



\$184,900
Longview
5 Acres
(NWMLS 2372975)



\$10,000
Kelso
FOR RENT
15,016 sq.ft.
(NWMLS 2363462)



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NEW!

\$460,000
Longview
3 beds, 2.5 baths
1,988 sq.ft.
(NWMLS #2395779)

NEW!

\$624,900
Longview
4 beds, 2.75 baths
2,388 sq.ft.
(NWMLS 2386439)

NEW!

\$900,000
Castle Rock
3 beds, 3.25 baths
3,990 sq.ft.
(NWMLS 2394706)

NEW!

\$499,900
Longview
3 beds, 2.5 baths
1,582 sq.ft.
(NWMLS 2392967)

NEW!

\$1,150,000
Longview
3 beds, 2.5 baths
2,688 sq.ft.
(NWMLS 2389815)

NEW!

\$465,000
Kelso
3 beds, 1.5 baths
2,090 sq.ft.
(NWMLS 2382884)

NEW!

\$272,000
Longview
3 beds, 1 baths
1,202 sq.ft.
(NWMLS 2387541)

NEW!

\$319,900
Kelso
3 beds, 1.5 baths
1,042 sq.ft.
(NWMLS 2373932)

NEW!

\$320,000
Longview
2 beds, 1 baths
734 sq.ft.
(NWMLS 2387634)

NEW!

\$525,000
Longview
Multi-Family
2,260 sq.ft.
(NWMLS 2361378)

Reduced

\$599,900
Silverlake
4 beds, 2.5 baths
2,498 sq.ft.
(NWMLS 2361192)

Reduced

\$699,900
Amboy
4 beds, 2 baths
2296sq.ft.
(NWMLS 2362943)

NEW!

\$174,900
Winlock
1 beds, 1 baths
548 sq.ft.
(NWMLS 2346471)

Reduced

\$70,000
Longview
2 beds, 1.75 baths
858 sq.ft.
(NWMLS 2372964)

NEW!

\$430,000
Longview
2 beds, 2 baths
2,664 sq.ft.
(NWMLS 2380064)

NEW!

\$289,900
Cathlamet
2 beds, 1 baths
869 sq.ft.
(NWMLS 2391201)

NEW!

\$300,000
Woodland
3 beds, 2 baths
1,400 sq.ft.
(NWMLS 2395790)

Reduced

\$549,900
Longview
3 beds, 3.5 baths
2,346 sq.ft.
(NWMLS 2374313)

NEW!

\$225,000
Castle Rock
2 beds, 1 baths
870 sq.ft.
(NWMLS 2386592)

NEW!

\$299,900
Kelso
2 beds, 1 baths
988 sq.ft.
(NWMLS 2381694)

NEW!

\$499,900
Longview
3 beds, 2.5 baths
1,582 sq.ft.
(NWMLS 2392967)

NEW!

\$1,150,000
Longview
3 beds, 2.5 baths
2,688 sq.ft.
(NWMLS 2389815)

NEW!

\$174,900
Winlock
1 beds, 1 baths
548 sq.ft.
(NWMLS 2346471)

Reduced

\$70,000
Longview
2 beds, 1.75 baths
858 sq.ft.
(NWMLS 2372964)

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Featured On Cover



5 BD • 2.75 B • 3,124 SF • #2391742

NEW LISTING! \$769,000 Kalama

CUSTOM BUILT HOME! GREAT, LIGHT BRIGHT OPEN FLOOR PLAN WITH VAULTED CEILINGS, SKYLIGHTS, BAMBOO FLOORING AND AN UPDATED FARM KITCHEN, WITH TILED BACKSPASH, QUARTZ COUNTERTOPS & 2 PANTRIES. MAIN FLOOR FEATURES PRIMARY BEDROOM W/ HIS AND HER CLOSETS, ELECTRIC FIREPLACE, EN-SUITE BATHROOM W/ SOAKING TUB AND TILED SHOWER. 2 ADDITIONAL BEDROOMS AND A FULL BATH ON THE MAIN. DOWNSTAIRS THERE ARE 2 ADDITIONAL BEDROOMS, BONUS ROOM, HUGE UTILITY ROOM AND A FAMILY ROOM! PATIO AND DECK THAT LEADS TO LARGE LEVEL PRIVATE BACK YARD WITH A POOL AND HOT TUB. LARGE CIRCULAR DRIVEWAY AND LOTS OF EXTRA PARKING WITH A 3 CAR GARAGE!



3 BD • 2.5 BA • 3,600 SF • #2386693



NEW LISTING! \$659,000 Longview

FIRST TIME OFFERED ON THE MARKET! STUNNING 2020 WEST LONGVIEW HOME. SWEEPING VIEWS! MAIN FLOOR LIVING FEATURES OPEN FLOOR PLAN. OPEN KITCHEN W/ CONCRETE COUNTERTOPS AND CUSTOM CABINETS. DINING AREA WITH VIEW AND LIVING ROOM W/ BIO-ETHANOL FIREPLACE. OVERSIZED MUD ROOM AND LAUNDRY WITH LOTS OF STORAGE SPACE. PRIMARY HAS WALK IN CLOSET AND FULL EN-SUITE W/ TILED SHOWER AND SOAKER TUB. 1800SF UNFINISHED BASEMENT OFFERS LOTS OF POSSIBILITIES, W/ ROUGHED IN ELECTRICAL AND DUCTING. LANDSCAPED TERRACED BACK YARD AND OVERSIZED DECKS WITH HOT TUB. CLOSE TO SHOPPING AND SCHOOLS, APPROX. 45 MIN TO PORTLAND.

4 BD • 2.5 BA • 1,794 SF • #2392924



NEW LISTING! \$699,900 Longview

COUNTRY LIVING CLOSE TO TOWN! COMPLETELY REMODELED. SPLIT LEVEL FLOOR PLAN. CUSTOM KITCHEN BY SELIX WITH KNOTTY ALDER CABINETS, QUARTZ COUNTERTOPS, TILE BACKSPASH AND FULL SIZE UNDERMOUNT SINK. LARGE ISLAND WITH SEATING AND BEVERAGE FRIDGE. DOUBLE OVENS. RENOVATED BATHS. BEDROOMS HAVE NEW CARPET. DOUBLE CAR GARAGE, DOUBLE CARPORT, FULLY FINISHED 40 x 60 SHOP WITH OVERHEAD MEZZANINE STORAGE AND RV PARKING ALL ON 4.5 PRIVATE WOODED ACRES WITH A FENCED GARDEN AREA, BLUEBERRIES, FRUIT TREES AND A CREEK.



4 BD • 1 BA • 1,640 SF • #2394807



4 BD • 2 BA • 2,996 SF • #2379804



3 BD • 2 BA • 1,589 SF • #2310901



NEW LISTING! \$415,000 Longview

MOVE IN READY! VIEWS OF LAKE SACAJAWEA. NEW ROOF IN 2018, NEW VINYL WINDOWS AND TRIM, REFINISHED HARDWOOD FLOORING, NEW CUSTOM BLINDS AND NEW FORCED AIR FURNACE IN 2022. SPACIOUS MASTER WITH A LARGE WALK IN CLOSET. LARGE UTILITY ROOM. 1 CAR GARAGE. WALK TO THE LAKE!

\$599,000 Castle Rock

ON 3.72 ACRES. LIVING ROOM W/ WOOD BURNING FIREPLACE, HARDWOOD FLOORING AND UPPER DECK OVERLOOKING SILVERLAKE. SPACIOUS KITCHEN WITH ACCESS TO BACK DECK. 3 CAR GARAGE, LARGE SHOP/ BARN WITH STALLS AND RV PARKING WITH SEPTIC BEHIND SHOP. BACKS UP TO SEAQUEST STATE PARK.

\$499,900 Silverlake

SILVER LAKE VILLAGE. ONE LEVEL. GREAT ROOM WITH VAULTED CEILINGS, PROPANE FLOOR TO CEILING STONE FIREPLACE, R HARDWOOD FLOORING. CRAFTSMAN STYLE PAINTED MILLWORK, U-SHAPED EAT-IN KITCHEN WITH ALDER CABINETS, QUARTZ COUNTERTOPS. RV/BOAT PARKING ON A LARGE CORNER LOT.



\$789,000 | MLS#2336521
3 Beds, 2.5 Baths
Columbia River Views!



\$1,425,000 | MLS#2358174
3 Beds, 2.25 Baths
Battle Ground!



PRICE REDUCED

\$829,000 | MLS#2342892
3 Beds, 2 Baths
100+/- acres of pasture!



PRICE REDUCED

\$640,000 | MLS#2348039
4 Beds, 2.75 Baths
Don't miss this one!



PRICE REDUCED

\$399,900 | MLS#2377497
3 Beds, 1.75 Baths
Single level on oversized lot!



PRICE REDUCED

\$499,000 | MLS#2362464
3 Beds, 2 Baths
Stunning water views!



PRICE REDUCED

\$379,900 | MLS#2326160
4 Beds, 1.5 Baths
Charming well kept home!



\$369,000 | MLS#2360750
2 Beds, 1.75 Baths
Beacon Point home with views!



PRICE REDUCED

\$260,000 | MLS#2349694
2 Beds, 1 Baths
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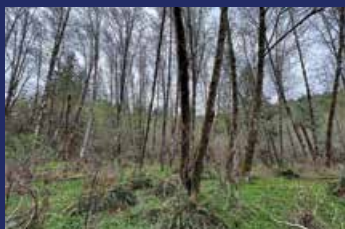
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\$900,000
MLS # 2358098
3 BR | 2.5 BA | 0.54 Acres
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\$859,900
MLS # 2392656
3 BR | 2 BA | 12.42 Acres
874 W State Route 4 Cathlamet WA



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MLS # 2378450
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108 Reynolds Rd Castle Rock WA



\$749,900
MLS # 2389150
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152 Simme Valley Ln Winlock WA



\$695,000
MLS # 2389229
3 BR | 2 BA | 0.17 Acres
2951 Premiere Pl Longview WA



\$575,000
MLS # 2331423
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211 N Welcome Slough Rd Cathlamet WA



\$565,000
MLS # 2377925
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MLS # 2314558
4 BR | 2.25 BA | 2.19 Acres
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MLS # 2393898	XX W State Route 4	Skamokawa WA	19.62 Acres	\$250,000
MLS # 2337938	213 Sudden Valley Dr	Castle Rock WA	5.00 Acres	\$205,000
MLS # 2330054	889 Altoona Pillar Rock Rd	Rosburg WA	5.01 Acres	\$110,000
MLS # 2397348	50 Sunnyfield Dr	Cathlamet WA	0.23 Acres	\$105,000
MLS # 2324454	52 Sunnyfield Dr	Cathlamet WA	0.25 Acres	\$105,000
MLS # 2351320	43 Sunnyfield Dr PENDING	Cathlamet WA	0.40 Acres	\$100,000
MLS # 2349174	8 Twin Springs Dr	Cathlamet WA	1.73 Acres	\$90,000
MLS # 2355514	381 E State Route 4	Cathlamet WA	0.97 Acres	\$69,900



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So, you're ready to buy a home. Here's your next 111 to-dos.*

Get Informed - Do Your Research

1. Research the real estate industry and legal services to understand what's available to you, including the entire process and necessity for legal representation.
2. Achieve proficiency in federal and state fair housing laws that protect your rights. You want to be sure that you're not being denied the opportunity to make an offer on a home or secure financing based on your race, religion, national origin, sex, disability, and/or family status.
3. Research local and national down payment assistance resources. These programs can help make your home purchase more affordable.
4. Check your eligibility for down payment assistance programs.
5. If you're a Veteran, research home services and loan programs available to you.
6. If you're a Veteran, determine whether you qualify for a zero-down VA home loan. Making a down payment is a significant hurdle for many home buyers. Programs like these can open the door to homeownership for those who know about them and qualify.
7. Learn about local home prices, inventory levels, and market demand in your desired area. If you are in a hot market, high demand for homes may affect your buying process and offer strategy.
8. Ensure that all personal and financial information remains confidential to mitigate risk of identity theft. Research the steps that you can take to protect your identity when buying a home.
9. Throughout the process, know the risks of posting home search details on social media to avoid being targeted for fraud.
10. Do some research on what home features are currently popular to help identify your preferences and how this may affect the value of the home.

Set Homeownership Goals and Budget

1. Obtain a copy of your credit report, including your credit score, to assess where you stand, and ensure you have time to dispute errors and improve your score. The better your credit score, the more likely you are to be approved for a mortgage and receive a better rate.
2. Consider all your homeownership wants and non-negotiable needs. You may need a certain number of bedrooms based on the size of your family, or a first-floor bedroom and bathroom if you plan to age in place.
3. Set your budget and be mindful of the complete cost of homeownership. Consider the purchase cost of the home and any ongoing living and maintenance expenses. These ongoing expenses may include but are not limited to real estate taxes, heating, AC, water, yard and appliance maintenance, repairs, homeowners association fees, and commuting costs.
4. Assess your financial ability to purchase a home. The typical rule of thumb is that your total monthly housing payment (mortgage, taxes, insurance, etc.) shouldn't be more than 30% of your gross monthly household income, but individual situations may vary.
5. Assess your desired market's compatibility with your budget based on current income and other considerations.
6. Professionally advocate for yourself throughout the entire process. To do that, you should promote and defend your interests while keeping emotions in check to ensure you get your desired outcome.

Start Your Home Search

1. Establish and adhere to a schedule for house hunting, mortgage approval, and closing to meet your desired timeline. If you miss any milestone deadlines, you could be at risk of losing your down payment or losing the home for purchase.
2. Learn how local markets could affect your buying and owning process. Fewer homes for sale, future development plans, school ratings, access to transportation, and community amenities are all elements that may affect demand in a given market.
3. Scout listings and online marketplaces for suitable properties.
4. Set up real-time alerts on home search marketplaces to get notifications when matching homes hit the market, and for open houses and price reductions.
5. Compare properties to your wants and needs list to ensure they align with what you're looking for.
6. Tap your personal network to uncover additional properties of interest that are not yet publicly listed and may become available for sale soon.
7. Contact homeowners in desired areas to see if they are considering selling.
8. Gather information about any homes that might be for sale but are not actively being marketed.
9. Virtually preview properties that you're interested in.
10. Select homes for viewing that align with your specific needs.
11. Schedule multiple in-person home viewings by contacting each home's listing agent. Schedule separate appointments at times that suit the listing agent but may not always suit you.
12. Periodically reevaluate your needs and refocus your property search, as necessary.
13. Explore all available resources to learn more about prospective neighborhoods. Be sure to speak to local experts who understand the neighborhood and will give you honest feedback.
14. Tour the amenities, schools, and points of interest, and test commute times in your chosen search area.
15. Cross-reference local crime registries for the neighborhoods you are searching.
16. Educate yourself on what to look for in property disclosures of home listings while you search to make informed decisions. Required property disclosures vary by state and may include, but are not limited to rights of way, upcoming special assessments, whether the home is in a flood zone, past termite damage, and the presence of lead paint.
17. Stay current with the listing months of market inventory. As with days on the market, this indicates how competitive a given market is and should inform your offer.
18. Consider measures of home value beyond price per square foot. These include neighborhood, proximity to work and community amenities, and community development plans. Be sure to consult with a local expert to get the most comprehensive information.

19. Research municipal services and other relevant neighborhood information.
20. Be informed about potential neighborhood negatives such as noise levels, venues, or operations that could impact your property value.
21. Check applicable zoning and building restrictions if you plan to rent out your home or add a unit to generate short-term or monthly rental income.
22. Understand public property and tax information for potential homes. It's important to be informed about the possibility of future tax increases and property assessments, which will affect the property taxes you owe from year to year.
23. Gather and consider important data on utility availability and costs. For example, you'll want to confirm if the home has good high-speed internet access.
24. Research any environmental factors and risks that could affect your home, such as flooding, wildfire, heat, air quality, and noise. Some of these factors will affect the cost of ownership. For example, if the home you purchase is in a flood zone, you will need to obtain flood insurance.
25. Narrow down your top home choices for a closer look before considering making any offer.

Prepare Financing

1. Analyze your finances to determine the total down payment and closing costs you can afford.
2. Gather and assess quality lender resources. Ask friends and family for recommendations.
3. Consider at least three mortgage lenders during the pre-approval process. Mortgage rates, terms, and eligibility may vary from lender to lender.
4. Familiarize yourself with the mortgage pre-approval process. Pre-approval means that a lender has verified your income, credit background, and other factors and has provided a conditional commitment for an approved mortgage amount. With pre-approval, your offer will be considered for more seriously.
5. Prepare and collect personal financial information like pay stubs, credit card statements, and other existing loans/bills, and share that information with the lenders you're considering.
6. Collect and compare multiple financing options. Beyond traditional mortgage rates, look into lesser-known alternative options like seller financing or rent-to-own programs.
7. Explore various financing options to find the best fit for your needs. Many people use a conventional, fixed-rate 30-year mortgage, but mortgages with other terms (e.g., 15- and 10-year fixed rate, adjustable rate, and assumable) might also be options.
8. Coordinate with your lender to discuss discount points, which you can pay to lower the interest rate on your loan.
9. Analyze loan estimates. Loan duration, size of your down payment, fees, and other loan terms can affect your overall mortgage costs.
10. Obtain a pre-approval letter from your lender, which is more comprehensive than pre-qualification. Pre-approval is a written commitment from a lender that stipulates the amount they will lend you for a home purchase.
11. Carefully review the pre-approval letter from your lender to understand its contents and ask necessary questions.

Making Your Offer

1. Review statistics to see what percentage of the list price sellers in your area are currently receiving. This will help you decide whether to offer the asking price, or adjust your offer below or above the asking price to make your bid more competitive.
2. Consider the current, local average days on the market to gauge property pricing and market competitiveness. Fewer days on market indicates greater demand, which means you may need to raise your offer or offer additional incentives to make your offer more competitive.
3. Pay for a professional comparative market analysis (CMA) before making an offer to ensure it's competitive. A CMA is a report that details recent home sales, local market activity, and sales prices to help you craft a successful offer.
4. Research independent home valuation information from online resources like Zillow to assess an offer price that considers the sale of similar homes in the area. It's important to make an offer that's in line with local market conditions. You don't want to overpay for a home, or make an offer that's so low it won't even be considered, so it's good to talk to an independent adviser who has local market knowledge.
5. Consider hiring a real estate lawyer for legal representation as you build your offer and for legal due diligence as you review contractual documentation.
6. Review a sample sales contract to prepare to make an offer. This document outlines every facet of the transaction, but it may not include everything you want in the transaction or from the seller, so don't assume everything is there.
7. Understand common contract contingencies and the importance of including exclusive clauses in your offer. These may include but are not limited to your ability to secure financing that covers the appraised home value, inspections (home, radon, lead, etc.), closing date, date of possession, and owner lease-back terms.
8. Learn about any purchasing incentives that you might be eligible for. Home sellers may offer concessions like a pre-paid homeowner warranty, closing costs, or allowance for home improvements/repairs as indicated by a home inspection. You will need to negotiate these as your own representative.
9. Ensure your offer will stand out as the most attractive in the current market. Be ready to compete—many homes today are receiving multiple offers and bidding wars are common.
10. Craft an offer that is well-positioned to be accepted, and submit it to the seller's agent. An offer typically includes how much you are willing to pay for the home, how much earnest money you can provide, when you want to close on the home, and the deadline for the seller to respond.

Negotiations and Offer Acceptance

1. Identify and prioritize your main goals for contract negotiations.
2. Familiarize yourself with negotiation best practices.

3. Be mindful of how your body language and facial expressions can influence a successful negotiation.
4. Develop a negotiating strategy to secure the best terms. In addition to price, consider terms such as repairs, closing costs, or the timeline for closing.
5. Negotiate the best price with the seller's agent. The seller's agent will be negotiating on the homeowner's behalf. You will be negotiating with a professional who likely has extensive experience in this area, and you may be at a disadvantage.
6. Be prepared for multiple-offer situations. Don't get discouraged, and have your negotiation strategies ready.
7. Consider using offer strategies like an escalation clause, which raises the price you're offering by a certain amount over the price that another buyer is offering, offering flexibility on move-in/possession date, or waiving various contingencies.
8. Explore optional contingencies, and understand their advantages and disadvantages. If you agree to waive the inspection contingency, for example, you are accepting the risk of purchasing a home that may have myriad defects or require additional funds to repair or bring up to code.
9. Be aware that all known material defects should always be disclosed to you. Know what questions to ask, and ensure you receive and comprehend all required disclosure forms by state and federal laws. These forms vary by state.
10. Agree to final terms with the seller, and sign the contract. In some states an attorney may be required.
11. Verify the final offer is signed by all parties.

12. Prepare your lender for listing agent calls. The agent representing the home seller will contact your lender to confirm pre-approval and arrange other settlement details. These details are likely favor the home seller, since that agent is representing their interests, so you may want to participate in these calls to negotiate on your behalf.

Facilitate Closing

1. Coordinate communications effectively among all parties, including your lender, the seller's agent, the closing attorney, and any additional third parties.
2. Seek additional guidance for transactions involving short sales, foreclosures, or bank-owned properties. These transactions often involve additional title, ownership, and financing considerations, and they may be as-is.
3. Remember, the properties may be damaged or require costs for repairs that the buyer is accepting as a condition of purchase.
4. Estimate the gross out-of-pocket cost of completing the transaction. This may include, but is not limited to, closing costs, a title search, financing points (to "pay down" the mortgage interest rate), and transfer taxes.
5. Acquaint yourself with flood insurance. If the home you purchase is in a FEMA-identified flood zone, you must obtain flood insurance as a condition of ownership. You may also consider adding flood insurance to your regular home insurance policy, because most regular policies do not cover damage from flooding.
6. Learn about title insurance, and consult a qualified insurance broker. Title insurance covers any pre-existing title problems that you may discover after you've purchased the home (e.g., tax liens, unpaid/outstanding mortgages, previous ownership claims).
7. Fully investigate your options for a home inspector, title company, appraiser, and other services. Forgoing a home inspection is not advised as these professional inspectors will provide a comprehensive assessment of a home's current condition and risks.
8. Create a list of required and optional home inspections, including environmental, roofing, and mold. This will help you determine what inspection contingencies to include in your purchase offer.
9. Ensure that necessary property surveys are ordered. A property survey will help you understand where your property begins and ends, and determine any potential issues—such as easements or encroachments—before you take ownership of the property.
10. Discuss any concerns arising from the home inspection. Use any negative findings from your home inspection report as leverage for repairs or credits.
11. Track and meet all contract deadlines. Depending on the terms of your offer, these may include deadlines for inspections, final financing/loan, down payment and earnest money deposits into escrow, title searches, and settlement date.
12. Order the appraisal. Confirm whether your lender will accept an independent appraiser or require an appraisal management company to conduct the appraisal.
13. Question the appraisal report if it affects your financing. Check for errors like square footage, inadequate home comparisons, or incorrect descriptions of the home or neighborhood.
14. Order the title search. A clean property title means the buyer and lender agree there are no claims on the property that could become an issue after ownership is transferred.
15. Ensure all parties have all forms and information needed to close the sale. Missing or late paperwork can cause delays.
16. Check addendums and alterations for agreed-upon terms.
17. Take note of the location and details of your closing meeting.
18. Confirm and communicate the closing date and time to the seller's agent, noting any changes.
19. Schedule and conduct a final property walk-through. Create a comprehensive checklist of your concerns regarding the home, and then confirm that any agreed-upon repairs were addressed or fixed by the seller.
20. Confirm the clear-to-close status, indicating all documents and conditions to approve your loan have been met, with your lender.
21. Review your closing statement. It explains the terms of the mortgage, the projected monthly payments, and how much your fees and closing costs will be.
22. Double-check all taxes, dues, and prorations related to your purchase.

23. Request the final closing figures from the closing agent. This is the total amount of money that you will have to bring to the closing table.
24. Review your title insurance commitment carefully to ensure all information is accurate.
25. Be aware of wire fraud risks, and verbally verify all wiring instructions with the seller's agent before transferring funds. Get the detailed instructions from your closing company, and be leery of any messages you receive that request changes to the original instructions.
26. Provide receipt of escrow deposit to the seller's agent/broker to verify this financial step has been completed.
27. Gather all required forms and documents for closing. Typically, you'll need a photo ID and a cashier's or certified check (or receipt of a wire transfer).
28. Perform any remaining closing activities to complete the transaction.
29. Review all closing documents with the closing agent or attorney. Be prepared to sign a ton of paperwork.
30. Distribute final documents to all involved parties for their records. You'll want to keep this important paperwork safe.
31. Verify receipt of all keys, access codes, garage door openers, and manuals for all equipment and appliances.

Post-Closing Activities

1. Prior to moving, consider relocating your locks and changing access codes as an extra precaution to safeguard your home from anyone who may have had access prior to your ownership.
2. Remember to transfer all utilities and services to your new residence so you do not incur costs on your former residence. This ensures everything is up and running in preparation for your move-in date.
3. Turn your home inspection report into a maintenance to-do list.
4. File claims with your homeowner's warranty company as needed. A home warranty is a policy that covers the cost of major repairs or appliances.
5. Stay engaged and proactively follow up on any pending items or concerns post-closing. Keep a running checklist handy to ensure you stay on top of any potential warranties, including their expiration dates.
6. Arrange for the move-in day in your new home by contacting movers. Use yourself a bottle of champagne. Congratulations, you're a new homeowner now.

Or, do 1 thing. Find a buyer's agent.

No one is better qualified to represent your interests when buying a home than a professional buyer's agent.

Because they work for you.

They represent your interests in negotiations with the seller's agent, in probably the biggest financial decision of your life.

Is it any surprise that nearly 9 out of 10¹ home buyers say they'd use a buyer's agent when purchasing a home again?



In partnership with



*Actual services or to-dos will depend on the needs of the buyer and the transaction - not all 111 things will need to be done in every transaction.

¹Based on a 2023 proprietary survey among recent home buyers and sellers.



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Torri Woodruff
360.623.6833

\$615,000

5BD/2.5BA Beautifully restored 1915 Centralia classic blends historic charm with modern luxury. Thoughtfully renovated from the foundation up. Showcases original oak & cedar hardwood floors, 5 minutes to I5 corridor. #2365353



Tyson Simonson
253.230.9228

\$249,999

2BD/1BA charming home in Rydervood! Featuring new carpet throughout, the space exudes a fresh and cozy atmosphere. The spacious living area is perfect for both relaxation and entertaining. Finished Garage! #2389658



Stan Giske
360.269.1991

\$359,500

3BD/2BA Beautiful 7 Acre Country Setting w/ 450' + of Riverfront! Woods, Pasture & all the swimming, fishing & recreation that comes with! 24x 24' garage & 24x 30 shop. House is above the 500 year flood mark. #2389305



Brittany Martin
253.686.1315

\$405,000

4BD/2BA Comfortable home on a private, peaceful lot. 1404 sqft home, sitting on 1.65 acres, with a spacious yard, out front and in back. Nice pergola style, trex deck in the back to enjoy on beautiful days. #2385124



Tyson Simonson
253.230.9228

\$525,000

4BD/1.75BA 1908 Craftsman on 0.62 acres just blocks from downtown Winlock and local schools. Classic details like leaded glass windows, wainscoting, and refinished clawfoot tub. Newer 30-year roof. #2384958



Staci Perez
360.388.7169

\$469,000

3BD/2BA lovely rambler nestled in the highly desirable gated Clearwood Community in Yelm! Open floor plan with vaulted ceilings, generously sized rooms, walk-in closets and abundant natural light. #2379857



Stan Giske
360.269.1991

\$435,000

80.64 ACRES 2 Lush parcels of intriguing vacant land. Timber, wildlife, nature & character are abundant. Tour the many aspects this land has to offer. Not in a timber tax program. #2379265



Stephanie Evans
360.324.2436

\$429,000

3BD/2BA Blends modern comfort with a hint of country. It was built in 2022 and is 1530 sqft with an open floor plan. The kitchen was built for function and style with stainless steel appliances. Fully fenced yard. #2375486

UNPARALLELED

UNCOMMON

UNBELIEVABLE

UNCONVENTIONAL

UNEQUALLED

UNBEATABLE

UNPARALLELED
UNCOMMON
UNBELIEVABLE



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Heather White
Realtor®/Broker
907.982.1045

A HOME SOLD!
(by a RealtyONEGroup rockstar!)
EVERY 15 MINUTES!



Alisa King
360.309.9557

\$587,900

4BD/2.25BA Additional room for home office or den. Laminate floors throughout with carpet in bedrooms. Open concept for living, dining and kitchen. Fully fenced, level backyard. Great location for shopping and eating. #2396028



Pam Crisp
360.703.7412

\$1,200,000

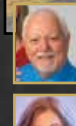
2BD/1.75BA 30 beautiful wooded acres. Several other building sites if your looking for a multi residential compound. Privacy away from hussle of the city while being minutes from the city limits or use for investment property. #2395217



Amy McMahon
360.355.4494

\$640,000

5BD/2.5BA Nestled in the picturesque Cole Creek area off Carlon Loop Road. The spacious 2,800 sqft main home features 5 bedrooms and 2.25 baths, filled with natural light for a welcoming atmosphere. #2385697



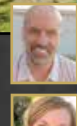
Jim Baker
702.630.0345



Lisha Baker
360.749.4206

\$362,500

3BD/2BA Premier 55+ Community. Move in ready spacious home has new flooring, updated kitchen, new stove, dining area, and vaulted ceilings. New roof and exterior paint in 2023. Wired for a generator. #2385655



Darell Whittle
360.957.3887



Pam Whittle
360.560.3885

\$532,500

4BD/2.25BA First time on the market! Spacious home and yard, private location in a lovely area with great neighbors. It's close to town but far enough out to feel serene. Main floor living with fully finished basement. #2389633

1322 Commerce Ave
Longview, WA 98632

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Tracee Stoner
360.751.1700



Tammy Payne
360.431.8970

\$427,000

3BD/1.75BA Beautiful 1925 bungalow within walking distance to Lake Sacajawea in the sought-after Old Westside. Classic charm meets modern updates: 9' ceilings, hardwood floors, crown molding, and vintage built-ins. #2391430



Heather White
360.982.1045

\$260,000

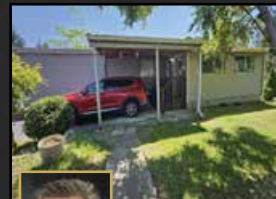
2BD/1BA Charming and unique log home located in the historic Old Jamestown neighborhood of Castle Rock! Cozy residence and versatile upstairs den/office/ bonus room—perfect for your lifestyle needs. #2381652



MaryAnn Whittaker
360.430.8533

\$2387349

3BD/2.5BA Nestled in wooded setting, this spacious home offers the perfect blend of privacy and comfort. Move-in ready home w/ bamboo flooring throughout, new luxury plank, slab granite countertops. #2387349



James Wonser
360.957.8485

\$399,000

3BD/2BA Spacious home with lots of parking. Gated and fenced in for your fur babies. Home vinyl windows, Jetted Garden tub, vaulted ceilings. Open concept kitchen. Has additional living space on home. #2385849



Briana Guthrie
406.490.3157

\$369,000

3BD/1.5BA Move in Ready! Updated inside and out two story on large corner lot in quiet neighborhood! Large open living and dining downstairs with new floors and paint. New floors. Fully finished attached two car garage. #2384941

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PLAN OF THE MONTH



FLOOR PLAN AVAILABLE ON
OUR WEBSITE!

START AT

\$412,000

TYPE

SINGLE FAMILY RESIDENCE

SIZE

2,130 SQFT



LIVING ROOM



MASTER BEDROOM



KITCHEN



BATHROOM

PLAN OVERVIEW

This home boasts 3 spacious bedrooms and 2 bathrooms. It also comes with a large laundry room and a centrally located office/play room. Don't forget about the large covered back porch!

 3
Bedrooms

 2
Bathrooms

 2
Garage Space



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