



EQUITY
NORTHWEST
PROPERTIES

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West Prune Hill, Camas and Vancouver



I have spent a lot of time evaluating the various greater neighborhood areas in Clark County and I must say the best value for the middle move up market is the West Side of Prune Hill. Prune Hill is in Camas but there are some Vancouver subdivisions that run up the lower west slope of Prune Hill. One of the most attractive features of this area may also be the least attractive depending on what you are looking for. This area is all very new with the oldest homes being built in the 1990s. Every single subdivision has been very well kept and it is near impossible to find a bad house or a one in disrepair.



The reason this area is advantageous is because home buyers looking to step up in the market in other neighborhoods may find many small upscale developments that were carved out of a small piece of ground in a neighborhood that was originally smaller homes and that may be 20-30 years old. Although those older neighborhoods are often quite charming and well kept, they may be at a point in the real estate life cycle that they will soon turn over to rentals. This can sometimes have a negative effect on the value of homes in the area, especially in a down market. It also puts you in a position of buying the nicest house in a less expensive area when it is usually better to have a less expensive house in a more expensive neighborhood.



No doubt you have heard the expression that real estate is all about location. This is where the West Side of Prune Hill dominates. It is in prime position to return to generous appreciation once the market returns to stability. It is very close to both the charming downtown Camas and the bustling 164th Avenue corridor in Vancouver. From most homes in the area you can be at PDX in less than 20 minutes and downtown Portland is about 30 minutes.



This neighborhood area is served by Camas High School and Union High School.

There are many medium size homes in this area that are available for less than \$350,000. If you have a bit more to spend there are spectacular homes near the top of the hill that offer breathtaking panoramic views of Vancouver, Portland and Mount Saint Helens. I found one listing on Cascade Street that offer such views from nearly every room. The street was lined with homes that even in this slow market will fetch \$600,000 and this home was just \$470,000. This area of Clark County is definitely worth a look and I am ready and willing to take you on a tour of beautiful homes in the \$300-600k range. Contact me today!

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