

# FELIDA, WASHINGTON



LIMITED AVAILABILITY RESERVE TODAY



ASHBURY

CASCADEWEST.COM






# ASHBURY

FELIDA, WASHINGTON



*Schools* 

- (E) Felida
- (M) Jefferson
- (H) Skyview

Please Call For Current Availability. Approximate Boundary Lines & Lot Sizes Shown. Final Sizes May Vary.

 AVAILABLE LOTS

 MODEL HOME

 CURRENTLY RESERVED

 SOLD

Lot **1** 10,453 Sq Ft

Lot **9** 10,184 Sq Ft

Lot **16** 12,398 Sq Ft

Lot **20** 11,484 Sq Ft

Lot **21** 11,365 Sq Ft

Lot **22** 10,071 Sq Ft

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# Our Awards

Many from the Clark County *PARADE of Homes*

**2022 - Best of Houzz - Design**

**2021 - Best of Clark County Luxury Home Builder**  
**2021 - Industry Choice - Best Floor Plan**  
**2021 - Industry Choice - Best Master Suite**  
**2021 - Industry Choice - Best Landscaping**  
**2021 - Industry Choice - Best Interior Decorating**  
**2021 - Building Excellence - New Home \$2M+**  
**2021 - VBJ Top Projects Award - Luxury Home**  
**2021 - Best of Houzz - Design (Home Gym)**

**2020 - Best of Houzz - Design (Exterior)**  
**2020 - Best of Houzz - Service**

**2019 - Industry Choice - Best of Everything**  
*(Includes : Best Floor Plan, Master Suite, Kitchen, Outdoor Living, Entertainment Room, Architecture, Landscaping, Interior Decor & Best of Show)*

**2019 - People's Choice - Best Entertainment Room**  
**2019 - People's Choice - Best Outdoor Living**  
**2019 - People's Choice - Best Landscaping**  
**2019 - People's Choice - Best of Show**  
**2019 - Best of Ridgefield - Housing Development**  
**2019 - Best of Houzz - Design (Great Room)**

**2018 - People's Choice - Best Interior Design**

**2017 - Industry Choice - Most Livable Floor Plan**  
**2017 - People's Choice - Most Livable Floor Plan**  
**2017 - Industry Choice - Best Master Suite**  
**2017 - People's Choice - Best Master Suite**

**2017 - Industry Choice - Best Entertainment Room**  
**2017 - People's Choice - Best Entertainment Room**  
**2017 - Industry Choice - Best Interior Decorating**  
**2017 - People's Choice - Best Interior Decorating**  
**2017 - Industry Choice - Best Kitchen**  
**2017 - People's Choice - Best Kitchen**  
**2017 - Industry Choice - Best of Show**  
**2017 - People's Choice - Best of Show**  
**2017 - New Homes Tour - Best of Show**

**2016 - Industry Choice - Best Master Suite**  
**2016 - People's Choice - Best Master Suite**  
**2016 - Industry Choice - Most Livable Floor Plan**  
**2016 - Industry Choice - Best of Show**  
**2016 - Industry Choice - Best Kitchen**  
**2016 - People's Choice - Best Kitchen**  
**2016 - People's Choice - Best Interior Design**  
**2016 - New Homes Tour - Best of Show**

**2015 - Industry Choice - Most Livable Floor Plan**  
**2015 - Industry Choice - Best Entertainment Room**  
**2015 - People's Choice - Best Entertainment Room**  
**2015 - People's Choice - Best Master Suite**  
**2015 - People's Choice - Best Kitchen**  
**2015 - Industry Choice - Best Kitchen**  
**2015 - Industry Choice - Best Architecture**

**2014 - Industry Choice - Best Interior Design**  
**2014 - People's Choice - Best Kitchen**

**2013 - The Buckmeyer Award**  
**2013 - The Gardener Award**

WWW.CASCADEWEST.COM

P: 360-887-2226 | F: 360-887-2229 | 5687 S 6th Way Ridgefield Vancouver, Wa 98642

WE CAN BUILD ON YOUR LOT OR OURS - EVEN PRIVATE ACREAGE

# *A Simple* **Process**

for building in a community

- 1 Visit Our Model Home**  
Or give us a call to talk 360-887-2226
- 2 Work with our On-Site Agent to Select Your Lot**  
Our knowledgeable team can help you understand the benefits of each lot
- 3 Place Your Lot Reservation**  
A fully refundable reservation to hold your desired lot
- 4 Schedule Your Appointment With Our Sales & Design Specialists**  
We will help you select your floor plan & begin customizing to fit your needs
- 5 Cascade West Calculates Your Cost to Build**  
The price will reflect your newly customized floor plan & location
- 6 Review Cost & Specifications With Our Sales & Design Specialists**  
Here you will discuss the cost, amenities included and additional adjustments if needed
- 7 Secure Your Financing & Sign Your Contract**  
There are numerous financing options available, please call for more info
- 8 Begin Making Your Selections**  
You will visit our Vendors & Suppliers to further personalize your home
- 9 Construction Takes Place**  
You will work directly with your Job Supervisor to build your home
- 10 Move-In!**  
You will receive your keys at your new home orientation

W W W . C A S C A D E W E S T . C O M

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## Our Dream Is Building Yours

Cascade West is sometimes known for the large, the lavish, and the luxurious homes featured throughout the year in tours and parades — but we're more. We're the full spectrum. Clients realize that as soon as they step through our doors. We're where your home becomes. Our focus isn't on selling or building the biggest house. Our focus is on understanding our client's needs. Our focus is on function. Our focus is on you. You, your life and your vision. Once we have a comprehensive framework for how our client's plan to use their space; the rest is just filling in the blanks (with a lot of awesome stuff).

### Filling In The Blanks

Designing a home may not be instinctive for some, but with 30 years of custom construction, it is for us. The level of expertise needed for intelligent and thoughtful home design and execution has never been more apparent than in today's climate. Ideas are some of the most vulnerable things in our universe. The idea of what your home is - ought to be protected against, what can sometimes be, the harsh realities of life. We can do that. Countless experiences with our homeowners has given us tremendous perspective on the things that matter most. That wealth of collected knowledge comes to bear as our pen marks out the first lines of your home. Our face-to-face design sessions are so crucial to this process. Working together and becoming totally immersed in the way your home looks, feels and functions is what we're passionate about.

**Warning:** this passion is contagious. It isn't uncommon to experience the excitement echoing through our halls. This sometimes can be a double edged sword. When the flood of ideas comes pouring out, as people realize how many options they truly have with us, it might be necessary (and a little difficult) to hold the reins of creativity that at times - forgo any notions of budgetary limitation. Again, that's just part of the fun for us.

Our team is exceptional when it comes to saving: the project, the budget, the room, the idea, the family. We are here for you.

### Every Step Of The Way - Or Not

Not every homeowner wants or requires the same amount of atten-

tion. That's something we understand and respect. If you're an engineer or construction professional and chose us because you trust us, but want a full-size print-out of every revised set of plans and specs - you got it. That isn't a problem for us. This is what we do - unfortunately, it's something other builders just aren't willing to. Well, we are - for you. If you like our work, but have plenty of new-construction experience and prefer a more hands-off approach - that's perfectly fine. We'll contact you to schedule walkthroughs, but otherwise let us know when you need us! If this is the first time you've considered purchasing a home, let alone building one from scratch, and need a sherpa to lead you through today's fluctuating landscape of potential opportunity - you got that too. After all our logo's a mountain - we know the way up.

### Our Way Up

Around town we're known as 'the quality builder with family values' and that's pretty accurate. We spend more and we work harder to ensure our quality. Plywood, never particleboard. Extra thick under-flooring and windows with a lifetime guarantee — are just a few quick measurements of our commitment to our homeowners. We set our standards pretty high and we think you should too. When people know what you expect - they tend to give it to you.

### Know What To Expect

We do have family values. Oddly enough 'family values' seems to be a piece of marketing language that has been repeated so many times it's all but lost it's meaning. Please allow us to re-clarify, our family values come from knowing what's truly important in life and acting to protect it. We value family. When you move-into a Cascade West home you become part of our family. Rest assured, we only want the best for everyone in our family.

Together - we prosper.

**This is What Home Feels Like. This is Where Family Happens  
This is Cascade West**

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WE CAN BUILD ON YOUR LOT OR OURS - EVEN PRIVATE ACREAGE

**smile** knowing every Cascade West home comes with a 1yr Builder Warranty **plus** an additional 10 years of coverage provided by 2-10



## coverage that gives confidence.

Defining the 2-10 Home Buyers Warranty® Structural Home Warranty.

### 1 YEAR WORKMANSHIP WARRANTY

The 1 year workmanship warranty provides surety coverage from the day of closing. It provides clearly defined construction standards for defects in materials and workmanship for a full year if the builder defaults on their obligation.

What is covered:\*

- 1 Roof Covering
- 2 Cabinets
- 3 Countertops
- 4 Door Panels
- 5 Exterior Siding
- 6 Hardwood Floor
- 7 Basement Floor
- 8 Ceramic Tile
- 9 Drywall
- 10 Interior Trim
- 11 Carpet
- 12 Paint
- 13 Fireplace

**Remember!**  
Not **EVERYTHING** Is Covered

Coverage is provided for workmanship and materials on most components during the first year. For example, our warranty covers siding and stucco, doors, trim, drywall and paint during the first year. Cascade West Development may provide coverage (2-10 Warranty) for up to 10 years for "major structural defects."

- What isn't covered:
- 1 Household Appliances
  - 2 Stress Cracks in Brick, Tile and/or Concrete
  - 3 Cleaning Gutters and Windows
  - 4 Pest Control Issues



### 10 YEAR STRUCTURAL WARRANTY

The 10 year insurance-backed structural warranty provides 10 full years of structural defect coverage from the day of closing. It protects designated load-bearing elements of the home caused by failure that affects their load-bearing function to the extent the home becomes unsafe, unsanitary or otherwise unlivable.

What is covered:\*

- 18 Roof Framing
- 19 Load-Bearing Walls
- 20 Beams
- 21 Columns
- 22 Foundation
- 23 Floor Framing

**2-10**  
**HOME BUYERS**  
**WARRANTY.**

LONG LIVE HAPPY HOMES®

2-10.com

\*The specific coverages are governed by the warranty booklet provided to the homeowner after closing.



# THE ILLUSTRATED GUIDE TO STRUCTURAL WARRANTIES



LONG LIVE HAPPY HOMES™

## 1 WHAT IS A STRUCTURAL WARRANTY?

A structural warranty provides a written agreement between the homeowner and the builder and clearly defines the builder's work-product obligations related to construction quality and continuing obligations.



## 2 WHY AN INSURANCE-BACKED STRUCTURAL WARRANTY?



A structural warranty, from an established warranty provider, gives builders and homeowner's confidence that if qualified major structural damages develop in a home, those repairs will be the obligation of the warranty insurer rather than the responsibility of the builder and homeowners.

## 3 WHAT DAMAGES DOES A STRUCTURAL WARRANTY COVER?

### LOAD



A structural warranty covers specific types of structural defects: actual physical damage to load-bearing elements of a home that result in failure of its load-bearing function.



## 4 HOW MUCH DOES A STRUCTURAL WARRANTY COST?

### LESS THAN \$0.005%

OF THE TOTAL PURCHASE PRICE, PLUS LAND

The average cost of a 10 year warranty is less than a half percent of the total purchase price of the home including the land.



### AVG REPAIR

IN LOW RISK STATES

### \$42,500

IN HIGH RISK STATES

### \$113,000

## 5 WHAT CAUSES STRUCTURAL DAMAGE IN A HOME?

Soil movement surrounding a home's foundation causes more than 80% of structural defects, and framing-related issues cause the remaining 20%.



## 6 WHY DO BUILDERS NEED STRUCTURAL WARRANTIES?



1. Make Handling Complaints Simpler
2. Save Time
3. Provides Confidence to Home Buyers
4. A Helpful Sales and Marketing Tool
5. It Makes Good Business Sense
6. Avoid Costly Litigation



## 7 FEATURES AND BENEFITS FOR HOMEOWNERS



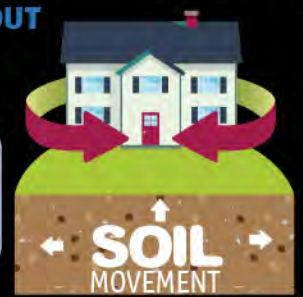
1. Worry-free
2. Protection When It's Needed
3. Surrounding Components Are Covered
4. Warranty Administration
5. Avoid Costly Litigation



## 8 HOW 2-10 HBW STANDS OUT FROM THE COMPETITION



2-10 HBW offers the most comprehensive coverage of any warranty company.



## 9 HOW CAN BUILDERS PROVIDE A 2-10 HBW INSURANCE-BACKED STRUCTURAL WARRANTY



By visiting [2-10.com](http://2-10.com) or calling 800.488.8844 or email [210hbw@2-10.com](mailto:210hbw@2-10.com)

## 10 WHY SHOULD A HOME BUYER PURCHASE FROM A 2-10 HBW BUILDER?



The biggest advantage to buying a home from a 2-10 HBW builder member is in the quality of their craftsmanship and their ability to provide the best new home structural warranty. A home buyer can know that the construction standards are defined and there is a warranty insurer to stand behind the builder's promise.

