



Rod Sager, Realtor  
 9303 NE 4th Plain Road, Vancouver, WA 98662  
 Office (360) 253-1212  
 Cell (360) 737-4600

## Fabulous 7.55 Acre Lucia Falls Estate



- ◆ Classic country styling
- ◆ 2136 square feet
- ◆ Standard 2 car garage with side entry
- ◆ Large 24x36 shop and 36x36 horse barn
- ◆ Lovely lot with 7.55 acres
- ◆ Spectacular territorial views
- ◆ 9 foot ceilings+15 foot living room vault
- ◆ 3 bedrooms plus den and 2 baths
- ◆ Modern custom kitchen with black granite
- ◆ Exceptional quality and craftsmanship

**Call for Rod for showing  
 360-737-4600**

MLS#9087177 - Rod Sager, Equity Northwest Realty, listing agent  
 See my multi-media presentation at [www.rodsager.com](http://www.rodsager.com)

# \$479,900

This is one of those rare multi purpose acreage estates suitable for horses, gardens or just a great private space. Fabulous one level custom home with vaults and modern kitchen.

**Prestige Home Mortgage**  
 PR 360.253.6668 x102  
 Cell 360.798.8339  
 Fax 360.253.2787  
 Veterans 800.356.1167

10637 NE Coxley Drive  
 Suite 101  
 Vancouver, WA 98662  
 www.prestige-loans.com

**Michael Roy**  
 Branch Manager  
 (360) 253-1195  
 Mikesa.Roy@cmc.com

**Prestige Home Mortgage**

Need a loan?  
 Call my friend Mike at  
**253-6668 ext 102**  
 FHA, VA, Jumbo  
 Conventional, USDA



**WOW!**



**MLS # 9087177**

I offer a free home market evaluation with no obligation to list your home. This market evaluation includes comprehensive data on recent re-sales and market trends that effect the value of your property.

EMAIL: [ROD@SONIC.NET](mailto:ROD@SONIC.NET)

[WWW.RODSAGER.COM](http://WWW.RODSAGER.COM)