



**NORTHWEST**  
HOME BUILDER GROUP

Homes Starting in the Mid 700,000's

# QUAIL RESERVE 3



Located at SE 22ND AVE & SE 13TH ST, WA 98604

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

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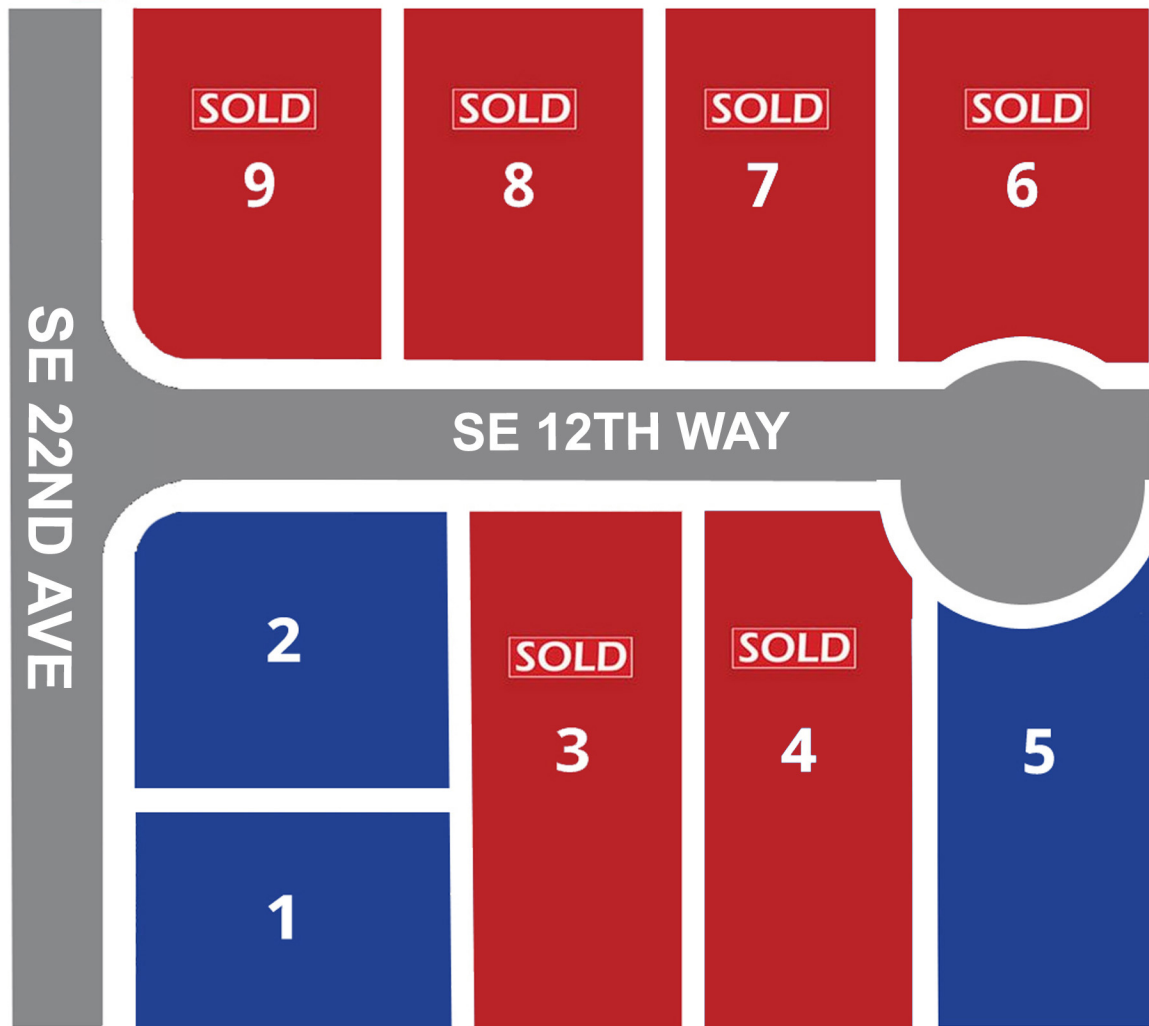




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# SE 22ND AVE SP



SE 22ND AVE & SE 12TH WAY in Battle Ground, WA 98604

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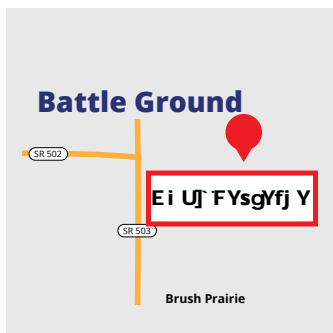


# • Battle Ground

E i U] FYsgYfj Y is a new residential community primed for new construction homes. Only five lots are available and they all adjoin a private greenbelt. Located on the east side of Battle Ground, this neighborhood is only minutes from Battle Ground Village, a charming shopping center with excellent dining options, a coffee shop, professional services and more.



Lucia Falls Regional Park



## Proximity

Battle Ground, in Clark County, is 30 minutes north of the Washington/Oregon border and fifteen minutes east of Interstate 5. The main thoroughfares north and east lead you through newer housing developments into less developed farming and private lands, ranches and agricultural areas for a strong country vibe.

## Design Profiles

- Ideal for ranch style designs, 1,500+ sq.ft.
- 3 bedrooms | 2 bathrooms
- Construction will begin in April 2020
- Minimum Investment: \$380,000+
- Adjoins a greenbelt
- Average lot size is 6,500+ sq.ft.



## The History

The area of Battle Ground was originally inhabited by the Chinook and Western Klickitat Native Americans. The city received its name Battle Ground following the threat of a battle between the Native American Klickitat Tribe and Captain Strong's Volunteers from Fort Vancouver. Prior to the battle, the Native Americans fled internment at Fort Vancouver. Captain Strong pursued the Klickitat Tribe, but before the battle ensued, Chief Umtuch was mysteriously killed. The area became referred to as Strong's Battle Ground. Historians site Battle Ground Lake as the actual location for the battle that never happened. Soon after, the area began to appear on maps as Battle Ground.

## Points of Interest

Urban meets country living in this growing city with destination parks and waterfalls just minutes from downtown. The quality of life is excellent for the young and young at heart. Battle Ground is known for its superlative schools and is ideal for families who want a higher quality of life but a slightly slower pace. Outdoor sports and equestrian activities are very popular here. Access Vancouver by travelling south on old country roads, accessible on both the east or west sides of town, or by Highway 503 and Interstate 5.

## Education

The Battle Ground School District is a large district as it encompasses Battle Ground, Yacolt and Amboy to include:

- **Primary Schools:** Yacolt | Captain Strong | Daybreak | Tukes Valley | Glenwood Heights | Maple Grove K-8
- **Middle Schools:** Tukes Valley | Chief Umtuch | Amboy | Pleasant Valley | Battle Ground | Daybreak | Laurin
- **High Schools:** Battle Ground | Prairie | Summit View | DB Youth Services | Open Doors

## Church Communities

Battle Ground is a conservative city and takes spirituality seriously with over 37 different churches and a wide variety of denominations including: Apostolic Lutheran | Assemblies of God | Baptist | Community & Non-Denominational | Evangelical | Lutheran Methodist | Pentacostal | Roman Catholic | Seventh-Day Adventist | Southern Baptist

## Grocery, Shopping, Gifts & Specialty

Fred Meyer | Albertsons | Safeway | Battle Ground Produce | Wilco Farm Supply | Urban Basics & Company | Rusty Garden & Gifts | A Vintage Gathering | Posh & Tattered Antiques | Main Street Station Battle Ground Cinemas

## Dining & Cafes

Rocky's Pizza | Old Town Burger & Breakfast | Mill Creek Pub | Keo Thai Cuisine | Battle Ground Pho | Los Pepe's | Old Town Battle Grounds Main Street Cafe | Earthen Cup Bistro | Many more...

## Hospitals & Medical

Peach Health Hospital (20-30 min.) | Legacy Hospital Salmon Creek (20-30 min.) Battle Ground Health Care | Kaiser Permanente | NuHealth Clinic | Providence Family Medical Practice | Rose Urgent Care Vancouver Clinic

## Neighboring Cities

Amboy | Yacolt | Vancouver

## Learn more:

[www.nwhomebuildergroup.com/quail-reserve-3-subdivision/](http://www.nwhomebuildergroup.com/quail-reserve-3-subdivision/)



Property adjoins a private greenbelt



Excellent privacy on the back of the development