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OLD WORLD MEETS NEW URBANISM: Changing how you live in the Villebois Village Center

By Megan Wilber

THE CITY OF PORTLAND, OREGON, HAS IT ALL – from urban amenities and housing options to a nearly endless assortment of entertainment opportunities. Nowhere in Portland, however, will you find a community that transports you overseas and across cultural bounds, enlightening you to a slower-paced, more diverse way of life still within commuting distance of the metropolitan area’s epicenter.

Local residents, however, have discovered this enlightened – and enlivened – lifestyle in the new Villebois Village Center in Portland’s sister city to the south, Wilsonville, Oregon. Inspired by the intimate, quaint setting of a European village and set against a picturesque backdrop of Mount Hood and the rolling farmland of the Willamette Valley, Villebois trumps the cliché: It truly is unlike any other community in the region.

Villebois is the largest non-resort master-planned community in the state of Oregon. When development is complete on the 500-acre, mixed-use urban village, the inimitable Villebois will be comprised of approximately 2,600 homes – 1,000 of which will reside in the Village Center.

At the heart of the community, the close-knit Village Center will contain an array of condominiums, row homes, apartments, cafés and shops as well as other retail services, such as a dental office, spa, specialty grocery store and boutique hotel. Homeowners living in the Village Center will reside mere steps from Piazza Villebois, where neighbors will come together for their morning coffee fix, to take in live concerts and browse the fresh vegetables and other goods in the weekly farmers market.

Epitomizing a “New Urban” design, the Villebois neighborhood provides a nearly limitless stream of recreational and entertainment opportunities. You can explore the 160 acres of community parks and green spaces, take your kids on a late afternoon tour

of each of the pocket playgrounds throughout the community or window shop along the cobblestone walkways. The community itself cultivates a way of life that invites neighbors to become friends, and families to slow down and make memories.

“Villebois offers a certain lifestyle that you can’t find anywhere else,” says Andy Green, New Home Specialist with Costa Pacific Homes. “It’s the perfect place to get away from it all and still be in the middle of everything.”

SUSTAINABLE

Developed and built by award-winning master planner and developer Costa Pacific, the Villebois Village Center was built upon a foundation of sustainability. In breaking ground on the community, Costa Pacific leveraged building materials and natural amenities that existed on-site when the company purchased the land. In fact, nearly 90 percent of the old buildings that were removed during the construction process were recycled or redeveloped.

As one of the major builders leading the growing practice of sustainable development throughout the Pacific Northwest, Costa Pacific launched a rainwater management plan when developing Villebois. Funded in part by the Environmental Protection Agency (EPA), Costa Pacific’s system reduces the amount of pollutants released into the streams and rivers throughout the Villebois community by filtering and redistributing rainwater back into the ground. This eco-friendly plan incorporates permeable paving stones, permeable asphalt, retention ponds, rooftop gardens and state-of-the-art bio-retention cells in the community planter beds as well.

All of the homes constructed within Villebois meet Earth Advantage® sustainability guidelines. Costa Pacific was also careful to preserve existing trees and open green space as well as



integrate native plants into the landscaping when developing the community. Through these practices, Costa Pacific has learned to build a higher quality home that maximizes energy efficiency and minimizes its impact on the natural environment. This mentality trickles down to the residents living in Villebois as well, further promoting an emphasis on environmental-consciousness and livability within the community.

“From the landscape, to the homes, to the overall layout of every one of our communities, we make it easier than ever for people to live smart, healthy and green,” says Rudy Kadlub, CEO of Costa Pacific. “Villebois embodies all that we strive to achieve when it comes to sustainability and creating complete communities.”

Additional efforts made by Costa Pacific in fostering sustainability within Villebois and the surrounding community include lobbying for restoration of nearby wetlands and working with a coalition to establish the Tonquin Trail, which runs through the community. A greenbelt snakes through the central hub of the community as well, adding a lush, pastoral ambiance for residents.

TRANSIT-ORIENTED

Adding to the sustainability theme, one of Costa Pacific’s major tenets in developing new communities throughout the Northwest, is transit-orientation and connectivity. Another of the developer’s successful projects is Orenco Station, which sits along the MAX light rail system in the high-tech corridor of Hillsboro, Oregon, connecting area residents to downtown Portland.

Also a transit-oriented development, Villebois offers easy access for residents to Trimet’s new West Side Express Service, which opened this month and serves the Portland metropolitan area’s West Side. Dubbed “WES”, the new commuter rail links Wilsonville to Tigard, Tualatin and Beaverton. Once in Beaverton, commuters are a hop, skip and a jump from downtown Portland – or even further west to Hillsboro – via the MAX.

The Wilsonville WES Station is located a short walk from the Villebois Village Center and includes 400 Park & Ride spaces and 48 bike locker spaces, helping cultivate a pedestrian- and bike-friendly atmosphere within the community. Villebois residents now have the opportunity to commute from home to avoid rush-hour traffic and travel to their destination in a faster, more relaxed mode of transportation. At Villebois, you will also feel good knowing you’re reducing your carbon footprint by spending less time on the road.

HOMES

The Villebois community itself embraces a broad, yet complementary sampling of architecturally diverse neighborhoods. The first homes available in the exclusive Villebois Village Center offer high amenity, low maintenance living for people interested in becoming a part of Villebois.

Tour the newly completed model home in the three-story row home-style, Seville Rows, and picture yourself living in this charming community. Located directly across from the future site of the Piazza Villebois, the homes feature a variety of flexible two bedroom floor plans with lofted areas, open spaces and bonus rooms that can be transformed into additional bedrooms to suit any family.

Priced between \$450,000 and \$585,000, the Seville Rows range in size from 2,005 square feet to 2,321 square feet – perfect for the downsizing couple or empty nester looking for just the right amount of space to accommodate themselves and any kids home for the weekend.

The Seville Rows boast all of the conveniences that buyers are looking for in a new home. These features include open, inviting great rooms with dining nooks and gas fireplaces. The gourmet kitchens in each of the homes feature opulent tile countertops and backsplashes, GE Home Essential stainless steel appliances, high-quality Kohler fixtures and richly appointed hardwood floors. The Seville Rows also integrate multiple levels of covered decks, significant storage, fully landscaped, no-maintenance yards and two-car garages.

Costa Pacific is currently offering an exciting leaseback option on the Seville Rows model home. Buyers now have the opportunity to purchase the model home at an annual lease rate of 9% of the sale price with a guaranteed monthly payment for at least a year. During the lease period, Costa Pacific will even reimburse or pay directly all property taxes, insurance, HOA dues, all utilities and maintenance. After the period of leaseback is completed and Costa Pacific no longer requires the use of the home as a model, it will convert the model to a traditional home (i.e. remove capture fences, convert office to garage, etc.), remove all of the furnishings and draperies and have the home professionally cleaned. This is the perfect opportunity for buyers who wish to invest in the new Villebois Village Center, but are not quite ready to move.



“From the landscape, to the homes, to the overall layout of every one of our communities, we make it easier than ever for people to live smart, healthy and green.”

When it comes to one-level living in Villebois, the Carvalho Condominiums are the first of their kind. With direct access to the Village Center, these new homes come in both one-level flat and two-story townhome-style designs with four distinct floor plans, from 1,291 to 2,102 square feet. These homes are ideally suited for young couples and small families to begin their lives together. Costa Pacific will open two model homes within the Carvalho Condominiums, which will offer amazing lease-back opportunities as well.

With two bedrooms and two bathrooms, these unique homes are priced between \$319,900 and \$449,900 and will feature spacious kitchens with GE Home Essential appliance packages, gas fireplaces and Kohler fixtures. The Carvalho Condominiums are host to one-and-a-half car garages and covered porches. All of the homes built in the Villebois Village Center offer residents the utmost in energy-saving systems and superior finishes.

ON THE HORIZON

Upcoming construction plans for the Villebois Village Center include the Trafalgar Flats, one- and two-bedroom single-level homes ranging between 725 and 1,102 square feet, and the Carvalho Carriages, featuring a 594-square foot, one-bedroom, one-level plan. These condominiums are perfect for anyone from the twentysomething professional to the retiree who is tired of living cramped amongst the masses in downtown Portland. Imagine owning a loft-style home surpassing any condo tower in the Pearl District, minus the hassle of living in the city *and* for half the price. These homes are expected to be affordably priced as low as the mid-\$100,000's.

Costa Pacific will host an official Grand Opening of the new homes in the Villebois Village Center in May 2009. Stay tuned to “Principal Broker Magazine” for more information about this exciting event.

“Villebois has become one of the most talked about places to live in the Northwest,” says Chad Krober with MetLife Home Loans. “Homeowners in this community rave about the decision they made to buy here. They wish they had this community years ago, and tell all their friends they need to buy here too.”

With Old World serenity and graciousness, Villebois charms all those who visit. Experience Villebois today.

VISIT WWW.VILLEBOIS.COM AND CHANGE HOW YOU LIVE.

For more information about the Villebois Village Center, please contact New Home Specialist, Andy Green with Costa Pacific Homes at 503.855.4661 or info@CostaPacific.com. To get pre-qualified for a home in the Villebois Village Center, please contact Brad Hansen or Chad Krober with MetLife Home Loans at 888.817.8935 or visit www.myportlandmortgage.com.

The Sales Office and Information Center at the Villebois Village Center is open 11 a.m. to 5 p.m. Weekdays; 10 a.m. to 5 p.m. Saturdays; and Noon to 5 p.m. Sundays.

Directions to the Villebois Village Center: From I-5, take exit 283 toward Wilsonville. Head west on SW Wilsonville Road, then turn right at SW Brown Road. Follow that for about half a mile and enter Villebois. To get to the Villebois Village Center Sales Office, turn left at the roundabout onto Barber Street. Stay on Barber Street through the second roundabout until you reach the sales office on the corner of Barber Street and Villebois Drive at 11422 SW Barber Street.

