

# \$850,000 - 2348 Nw 45th Avenue, Camas

MLS® #2375275

## \$850,000

3 Bedroom, 2 Bathroom, 2,139 sqft  
Residential on 0.20 Acres

Camas, Camas, WA

Rare Single-Level Updated Ranch in Lake Pointe! This beautifully updated gem sits on a private, low-maintenance lot that feels like your own park. Enjoy oak hardwood floors in the entry and remodeled kitchen featuring skylights, white cabinetry, slab granite counters, a gas cooktop island, and sleek stainless appliances—all open to the vaulted family room with a cozy gas fireplace and large windows overlooking the serene backyard. Includes formal living and dining rooms, plantation shutters, three bedrooms, two full baths, an interior laundry room, and a spacious three-car garage. Stay comfortable year-round with 95% efficient heating and central AC. Near top-rated schools and parks!



Built in 1995

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 2375275     |
| List Price     | \$850,000   |
| Sale Price     | \$850,000   |
| Price Per SqFt | \$397       |
| Bedrooms       | 3           |
| Bathrooms      | 2           |
| Full Baths     | 2           |
| Square Footage | 2,139       |
| Acres          | 0.20        |
| Year Built     | 1995        |
| Type           | Residential |

|          |                         |
|----------|-------------------------|
| Sub-Type | Single Family Residence |
| Style    | Traditional             |
| Status   | Sold                    |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2348 Nw 45th Avenue    |
| Area        | 1033 - Camas-Washougal |
| Subdivision | Camas                  |
| City        | Camas                  |
| County      | Clark                  |
| State       | WA                     |
| Zip Code    | 98607                  |

### Amenities

|                |                 |
|----------------|-----------------|
| Parking Spaces | 3               |
| Parking        | Attached Garage |
| Garage Spaces  | 3               |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Fireplace, Laminate                                                                    |
| Appliances        | Dishwasher(s), Disposal, Double Oven, Microwave(s), Refrigerator(s), Stove(s)/Range(s) |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas                                                                                    |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Cement/Concrete, Stone |
|-------------------|------------------------|

### School Information

|            |                         |
|------------|-------------------------|
| District   | Camas                   |
| Elementary | Grass Valley Elementary |
| Middle     | Skyridge Middle         |
| High       | Camas High              |

### Additional Information

|                           |       |
|---------------------------|-------|
| Days on Market            | 120   |
| Cumulative Days on Market | 120   |
| Days on Website           | 148   |
| HOA Fees                  | \$150 |

HOA Fees Frequency      Annually