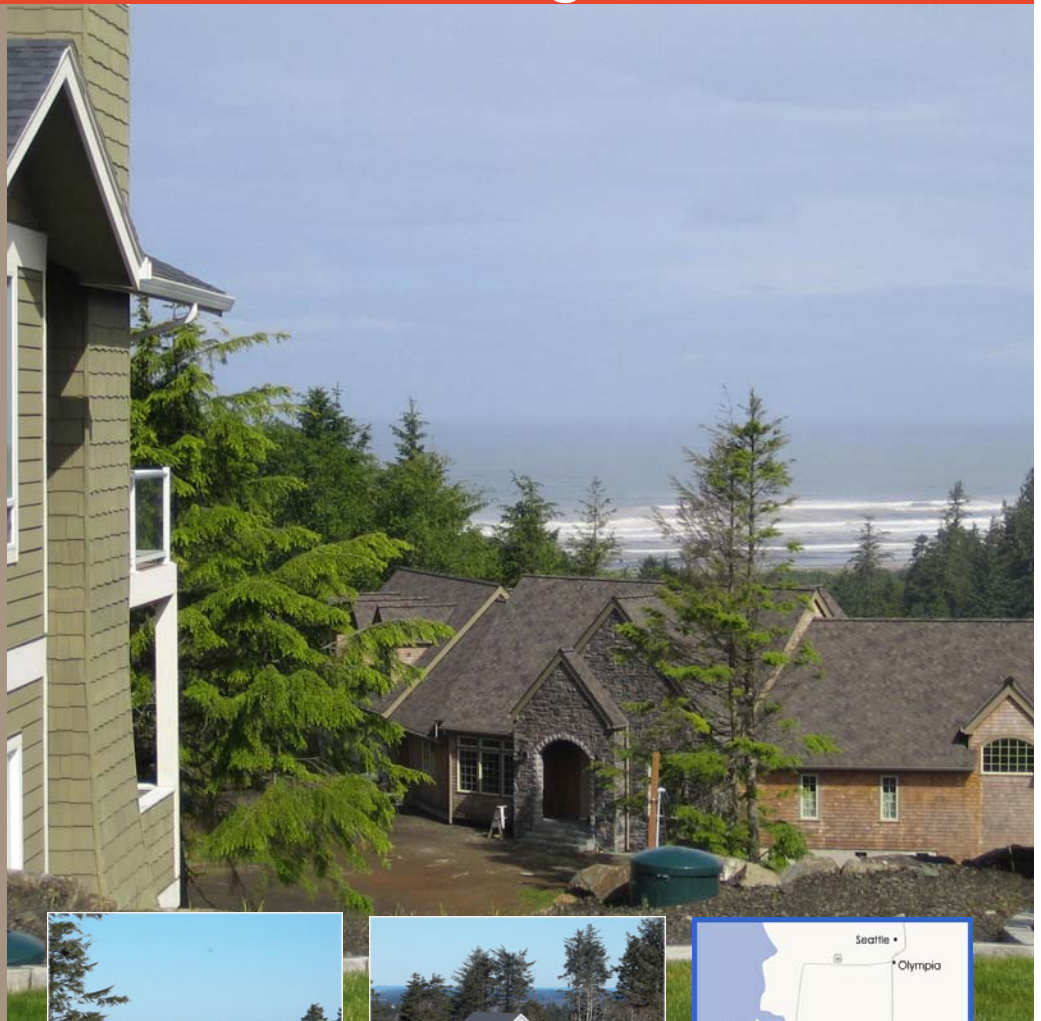


Discovery Heights

Ilwaco, Washington

- 270 prime zoned Resort Residential
- 200 units—Smaller lots
- 100 unit—Larger lots
- 150 units—Resort Condo/Hotel
- Current infrastructure includes the backbone water and sewer lines, and designed corridors for electrical line.
- Cost of Living 85.5%
- Low-cost energy
- Highspeed telecommunications
- Reasonable travel time to metropolitan locations: Olympia, Seattle and Portland, Or.



This prime location has been designed to expand into a world class resort; with a dining facility, indoor swimming pool, exercise room and much more.

Discovery Heights

www.discoveryheights.com

Features Include: Discovery Heights is zoned by the City of Ilwaco as Resort Residential (R3) acreage, allowing for a very broad array of housing, hospitality, restaurants, retail, and resort related activities. Water, sewer and other utilities are on site.

Additional Information: The “gem” of Discovery Heights is the “Overlook”, an ocean view bluff of approximately 13 acres with the extra bonus of having Columbia River views to the east.



530 Commercial St.

Raymond, WA 98577

360-875-9330

caruss@willapabay.org