



LIFE'S  
— BETTER —  
HERE

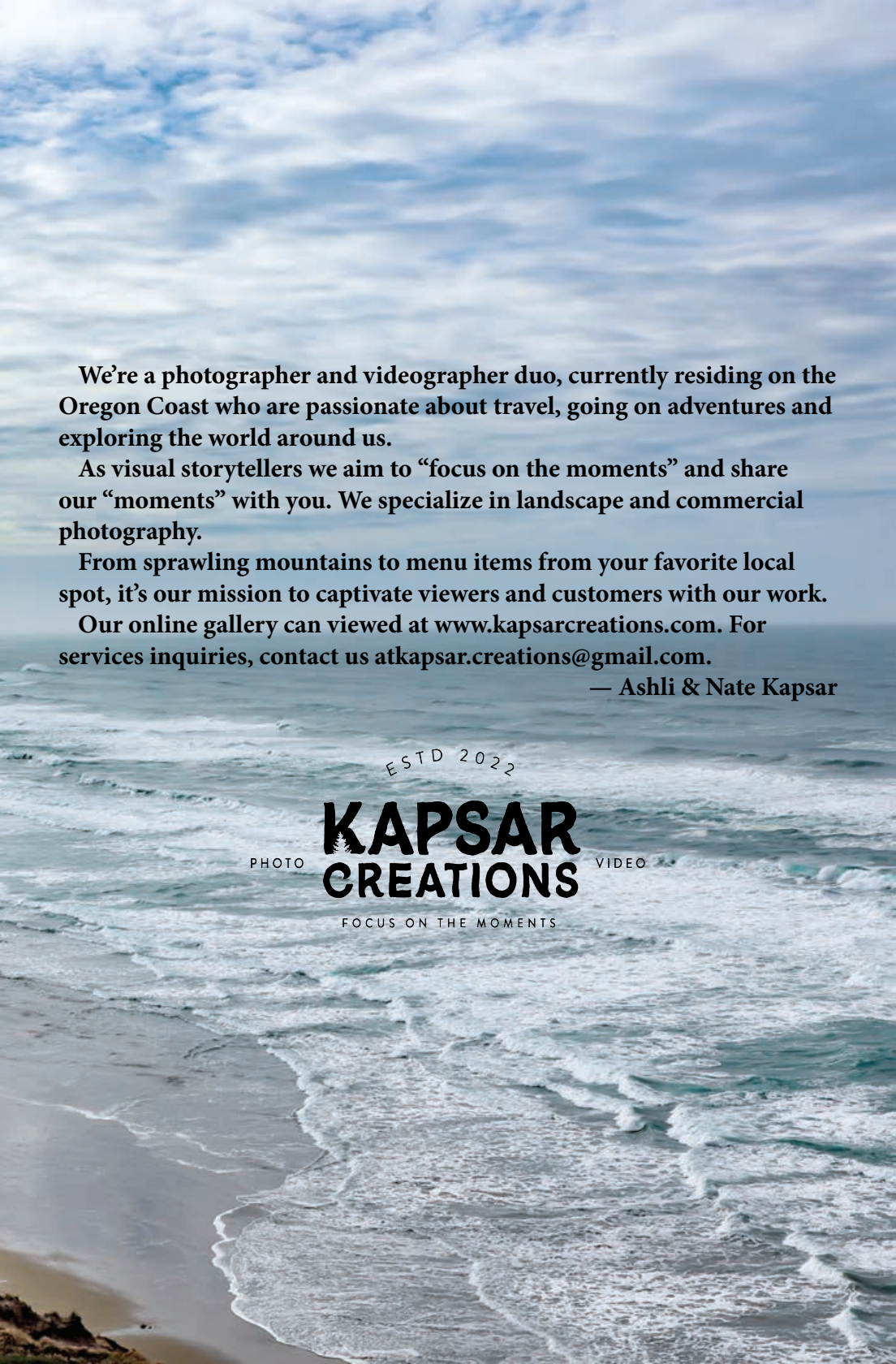
# BEACH PLEASE

COASTAL LIVING & REAL ESTATE  
APRIL 2023

**A publication of The News Guard**







**We're a photographer and videographer duo, currently residing on the Oregon Coast who are passionate about travel, going on adventures and exploring the world around us.**


**As visual storytellers we aim to “focus on the moments” and share our “moments” with you. We specialize in landscape and commercial photography.**

**From sprawling mountains to menu items from your favorite local spot, it's our mission to captivate viewers and customers with our work.**

**Our online gallery can viewed at [www.kapsarcreations.com](http://www.kapsarcreations.com). For services inquiries, contact us [atkapsar.creations@gmail.com](mailto:atkapsar.creations@gmail.com).**

**— Ashli & Nate Kapsar**

ESTD 2022

**KAPSAR**  
PHOTO  **CREATIONS** VIDEO

FOCUS ON THE MOMENTS

Our memories of the ocean will linger on, long  
after our footprints in the sand are gone.”

Unknown Author

## Beach Please

April, 2023

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**THE NEWS** Guard





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Since 1969, Adair Homes has been building custom homes and changing lives in the West—one dream at a time. Over our 50+ year history, we've built more than 22,000 beautiful custom homes, each one portraying the unique personality of a Coastal family. Our work and guiding principles have made us the largest custom home builder in the region, and earned us a highly regarded reputation established in honesty, integrity and respect.

**Adair homes are specifically designed to withstand the test of time in a climate like the Oregon Coast, using materials built for the beach.** Choose from over 45 customizable home plans, or build the fully custom home of your dreams.



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financing with  
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Schedule a consultation and  
*imagine the possibilities.*

**541.283.4070 // 1934 SW Bard Rd, #A, Lincoln City, Oregon**



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# ADVANTAGE

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# Michael Angelo Remodeling & Painting

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**TRUSTED RELIABLE EXTERIOR CONTRACTOR**  
**RESIDENTIAL • COMMERCIAL**

★★★★★ Debbie A. - Salem, OR.

I am so happy. We have received numerous complaints from the neighbors. It's fun to see cars slowing down in front of the house, honking, waving and giving the thumbs up sign. The new siding and tri-color paint scheme have definitely added value to our home. When we drive up there is a feeling of "wow." This is our house. We get to live here. It's exciting. The painting was flawless. Everything was appropriately masked, taped and covered. The job site was left perfectly clean each day. Nothing was broken or damaged. Mike treated our home as if it were his home. Neat, clean, tidy, quiet. We will definitely hire Mike Angelo Exteriors for future work and will refer Michael Angelo Exteriors to friends, neighbors and family.

Exterior Siding



Exterior Painting



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off exterior  
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REALTY**ONE**GROUP  
AT THE BEACH



A scenic sunset over a beach. The sun is low on the horizon, casting a golden glow across the sky and reflecting on the wet sand. Several people are walking along the beach, and the waves are gently lapping at the shore.

**If owning a beach home is your dream,  
we will work hard to make sure your  
dream comes true!**

 **At the Beach  
Real Estate**

**At The Beach Real Estate**  
**2140 NE HWY 101 Suite A, Lincoln City, OR 97367**  
**Office 541-994-1156      Fax 541-994-1158**  
**Website <http://atthebeachonline.com>**







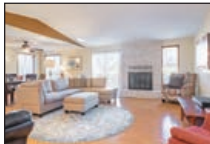


**Sara Bell, Broker**  
 ABR, CRS, GRI, SRES, e-PRO  
**541-961-7497**  
 OR License #200905137



**Depoe Bay Branch 177 N Hwy 101, Depoe Bay OR 97341**

**860 SW Pine Ave, Depoe Bay**  
**MLS# 23-14 \$575,000**  
**3 Bedrooms, 2 Bathrooms, 2-Car Garage**



Close to downtown, a well maintained one-level home with numerous upgrades *such as:*

foundation, new windows,  
 new gas furnace, and much more!  
*And a fenced backyard with deck.*

**321 W Buford Ave, Siletz**  
**MLS# 23-374 \$315,000**  
**2 Bedrooms, 2 Bathrooms, Carport & Shop**



Lovingly cared for manufactured home. Owners have done some major upgrades *such as:*

roofing, plumbing, flooring,  
 electrical box and more!  
*And a fully fenced yard.*





## Emerald Coast Waldport Team

YOUR LOCAL EXPERTS WITH INTEGRITY  
WE KNOW THE COAST!



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**RICH HOFFMAN**

*Broker, GR, ABR, SRES,  
5 yrs experience*

**602-432-7067**

[richhoffman54@gmail.com](mailto:richhoffman54@gmail.com)

**1310 SW CORONA CT, WALDPOR 541.283.3588**





Looking to buy or sell? Call the Waldport Team today!



MLS#23-203 • \$825,000 • 957 SW Waziyata Ave., Waldport, OR

Charming Vintage west side home with delightful Ocean, Bay and Bridge views, with close beach access, located on a double lot, with city services. Unique floor plan in this 2 Bed 2 bath 1,597 sq. ft. home allows for the opportunity of dual living!

A successful vacation rental that's located in the city of Waldport that welcomes vacation rentals! Verify with city planner.

Room to park your boat or RV with no restrictions.

Home comes completely turnkey and features wrap around deck, electric fireplace, double car garage, with shop plus carriage house for possible glamping/studio and so much more. Please read the amenities list under documents.

Close to town with access to one of the best crabbing bays in the state! Plus, river access!







Looking to buy or sell? Call the Waldport Team today!



Peaceful waterfront setting

MLS#22-2168  
\$425,000  
Cute & Cozy Canal Front with Deep River Access to the Alsea River for miles of fishing. This site-built home offers 1,320 sq. ft. 2 Bed 1.5 bath

delightful views, certified wood stove, Ductless heat pump for heating & cooling, dock and slip plus outdoor covered deck. Delightful views from kitchen & main bedroom!



MLS #23-304  
\$447,500  
Near completion by "Spruceridge Holmes" is this adorable New Construction Home! This 3 Bed. 2 Bath 1248

sq. ft. home on large flag lot with mountain views and city services is a must see and wonderful location. Features all appliances and more. See amenities list under documents One car finished garage with cedar carriage style garage, covered front deck.



Incredible Ocean Views

MLS #22-2128  
\$659,000  
Spectacular Ocean & Rocky views to astound you from this 2 Bed 2 Bath plus bonus room 2,065 sq. ft. split level home located on .16-acre end of road privacy.

Appliances included in price, propane fireplace for cozy moments and did I mention views from most rooms!



MLS #22-2453  
\$415,000  
Located in the popular 55 & over gated community of Ocean Hills is this newly completed 2 Bed 2 Bath plus den 1,512 sq. ft. Golden

West. MH with lovely finishes. One level living and includes all appliances in home plus 2 car attached garage. YES you own the land !



Ocean Views

MLS #22-1517  
\$725,000  
Well-built Oceanview home located west side in Sandpiper Village that offers easy beach access. Located

on.24 acres home offers 2280 sq. ft 2 Bed 2 1/2 Bath plus open area with wet bar and family room with craft area. Unique in its design and extras.



River frontage and Boat House

MLS #23-202  
\$350,000  
Adorable RIVER-FRONT Retreat 2 Bed 1 Bath cabin with new roof, siding and newer shared septic system along with

nice, covered deck overlooking one of the best fishing spots on the Alsea River.



MLS #22-1962  
\$395,000  
Private RIVER VIEW 3.46-acre property. All utilities are in including well and 2 Bed. septic in PLUS 24 x 40 two story RV garage

with storage and loft. Building is heated with a 13 Ft. door and washer and dryer plus property offers RV spot with full hook-up.



MLS # 22-2109  
\$605,000  
New Construction (True Built) Windham Style Single Level Home offers 3 bed 2 bath, 1677 Sq Ft. Open floor plan with new

stainless steel appliances, gas range/oven, included plus attached 2 car garage on a lovely 1. 10 acres with a creek! Property close to Driftwood State Park.

# ❧ BEACH & WAVE SAFETY ❧

- Beware of sneaker waves. They appear without warning, often surging high up on to the beach with deadly force. They cannot be predicted.
- Never turn your back on the ocean.
- Watch those logs. The ocean is strong enough to pick up even the biggest log and plop it down on top of you.
- If you see a log in the surf or on wet sand, staff of off it.
- Look out for deep water and strong currents.
- The deeper the water the greater a chance for an undertow. Stay in shallow water.
- Know the tides.
- Stay off rocks and small, enclosed beaches.
- Always assume tall waves can reach you.
- Avoid rocks, jetties and headlands during strong wave action.
- Use caution around cliffs and assume they are unstable.
- Use proper footwear and stick to trails.
- Jetties have hidden dangers and should not be walked on.









# Classic home with heritage

1146 NW 14th Street, Lincoln City

3 bedroom | 3 bath | Single Family Home | 2,126 sqft home  
4,356 sqft lot | \$985,000 | MLS#23-459

STR - you got it.

Extended family - you got it.

ADU - you got it.

Whatever your need, this home has the potential. Amazing ocean views, less than 1 block to the ocean. Quality flooring cabinets, fixtures and appliances.



Rita Kartalyan  
License Number

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**TAYLOR**





# TAYLOR & TAYLOR

REALTY COMPANY



\$1,700,000 | 3 bed | 2.5 bath | Single Family Home | 2,754 Square Feet | MLS#23-444  
14075 NW Alika Drive, Seal Rock, OR

Quintessential custom-built retreat.

Charming Victorian-style home sits on 78.85 acres of pristine undeveloped forested land on the beautiful Central Coast of Oregon with spectacular surf and ocean views. Perfect for enjoying a quiet life on the Pacific Coast.

Venture into the outdoors and explore all this gem has to offer.



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