A photograph of a sunset over the ocean. The sky is filled with warm, orange and yellow clouds. The horizon shows the ocean with gentle waves. In the foreground, the dark silhouette of a large rock is on the right, and a single bird is standing on it. The overall atmosphere is peaceful and scenic.

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COASTAL REAL ESTATE
NOVEMBER - DECEMBER

A PUBLICATION OF THE NEWS GUARD



We ourselves feel that what we are doing is just a drop in the ocean. But the ocean would be less because of that missing drop. - Mother Theresa

BEACH PLEASE

November - December

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Lincoln City, OR 97367
www.thenewsguard.com

THE NEWS Guard

BUY VS RENT



- Interest in mortgage is tax deductible, as is the property tax
- Build equity in your home
- Any increase in value will go in your pocket when you sell your home
- Can decorate (from painting to carpeting to appliances)
- Pets have a yard to play in
- Can try your hand at gardening
- Optional living spaces for you or your children
- Have a garage
- Host larger events

- Not tax deductible
- Monthly payments don't build equity
- No profit to be gained
- Paying rent builds your landlord's bank account
- Limited with what you can do to your apartment
- Pets have limited room to play outdoors and can add to rent
- Potted plants only, instead of a garden
- No garage, or you pay extra for it



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255 E Olive Street

541-283-3591

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Depoe Bay, Newport, Seal Rock, Waldport & Yachats!



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Broker

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OR License# 201228024



Jill Marks

Broker

541-870-9349

OR Lic #201239717



**352 NE 10th Court,
Newport**

4 Bedrooms, 2 Bathrooms

1,508 sq. ft.

MLS# 22-1208

Priced: \$419,900

Centrally located by schools
and shopping and just
minutes to the beach!

Move-in ready and a
freshly painted exterior in
2021, fenced back yard and
attached 2-car garage

**459 NW 11th Place,
Toledo**

4 Bedrooms, 3 Bathrooms

2,695 sq. ft.

MLS# 22-760

Priced: \$515,000

Spacious home with two
fireplaces and several decks on
0.40 acres. Room to park your
RV or Boat; plus, a 2-car
garage.

**TL 4100 NE 7th Drive,
Newport**

.19 Acres

MLS# 22-853

Priced: \$100,000

One of the few ocean view lots
left in the pristine neighborhood
of Candletree Park! Located close
to schools and shopping. Utilities
are at the street. There appears
to be some survey points but
buyers are to verify the accuracy
of the points. Buyers to review
the CC&Rs and do their own due
diligence with utility companies
and city of Newport.



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All information deemed reliable but not guaranteed.





Emerald Coast REALTY

P.O. Box 340 Newport, OR 97394 541.283.3591 www.emeraldcoastrealty.com/newport/



COUNTRY LIVING

MLS 22-2196 | \$333,000 | 3 Bed
1 Bath | 1,312 sqft | 2.59 acres
If you want affordable country living just on outskirts of Eddyville, this is the place! Cute and cozy, mature landscaping and over 2 acres. Garden to your heart's delight. Perfect place for pets also. Great starter home or second home. About 30 minutes from Newport. Bedroom, bath, living room, kitchen, utility room and dinning room all on the main floor. Hardi-plank on exterior siding.



PRICE REDUCED

MLS 22-760 | \$515,000 | 4 Bed | 3 Bath
2,695 sqft | 459 NW 11th Pl, Toledo
Seller to pay up to \$5,000 toward buyer's closing costs. Two for one – the downstairs can easily be turned into an apartment, which has its own door to exterior. Buyer to check with city and county for possibility of rental for downstairs. Nestled in a private, quiet corner of one of Toledo's lovely neighborhoods, you will find a peaceful setting for this spacious home that includes two fireplaces, formal dining room, kitchen nook, plenty of living space and much more! Meander over upper and lower deck spaces with your cup of coffee and sit under the gazebo and listen to the little brook. The home sits on two lots. Enjoy parties and barbeques outside on one of the many patio/deck spaces. Room for RV or boat parking. Room for garden.



Terri D. Neumann PhD
Broker
Emerald Coast Realty
Realtor Lic #201237599
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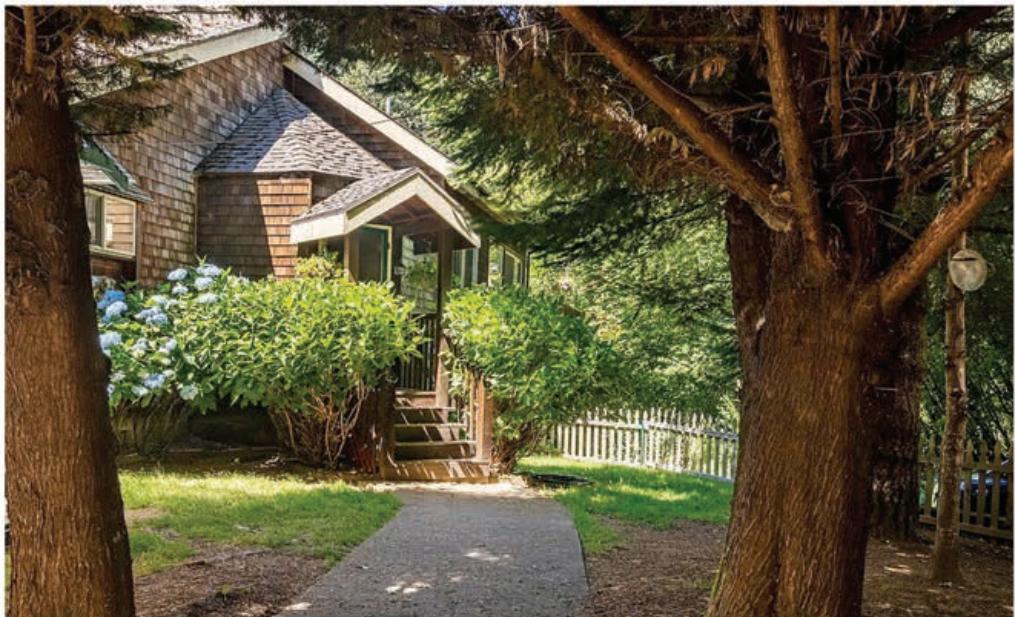


Emerald Coast REALTY

10521 HWY 101, Seal Rock, OR 97394

541.283.3589

www.emeraldcoastrealty.com/seal-rock/



MUST SEE CRAFTSMAN HOME

MLS22-1590 | \$595,000 | 2 bedroom | 1 bath | 1455 sqft

If tranquility and privacy is what you're looking for then this property could be the one. From the sprawling forest and meadows to the pristine creek, this Craftsmen home is nestled on 14.09 acres. There are 20-foot cathedral ceilings in the living room and primary bedroom. With a large shop/greenhouse and a shed with a deck, there's plenty of room for storage, gardening and hobbies. One acre dog proof fenced area around the home. While taking in nature at its finest treat yourself to a soak in the hot tub or enjoy a meal under the covered back deck. 444 additional square feet across three balconies surrounding the home as well. This home has endless possibilities and a must see.



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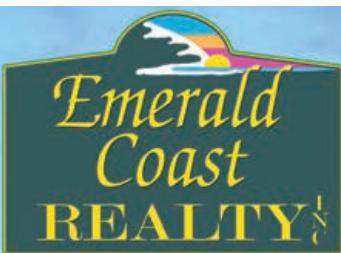


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Emerald Coast Waldport Team

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MLS#22-2146
\$650,000 PENDING
 Contingencies
 3 bedrooms 2.5 bath
 2340 sqft
 Yachts Cape Cod home with small views & close

access to town, bay and beaches! Amenities include Wainscoting, granite countertops, woodstove & pellet stove PLUS hot tub room covered porch and decks. Main living all on one level including main bedroom & bath. Second level offers 2 bedrooms a full bath office & den. All appliances included. Beautiful yard and landscaping plus home is on city services. Easy to show and your buyers will enjoy seeing this home!



MLS#22-2109
 3 bedroom 2 baths
 1677 sqft
\$605,000
 New construction (True Built) Windham Style single Level Home. Open

floor plan with new appliances included plus attached 2 car garage on 1.10 acres with a creek! Property close to Driftwood State Park and beaches! Projected completion date November 2022. Do not enter home. APPOINTMENT NECESSARY.



MLS#22-2168
 2 bedrooms 1.5 baths
 1320 sqft
\$425,000
 Cute & Cozy Canal Front with Deep River Access to the Alsea River. This

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. Views from kitchen & main bedroom. Located on .20 acres with double car garage and breezeway this is perfect for a primary home or fishing retreat. Close to town and beaches yet out of the coastal weather. All furnishings available outside of escrow. Easy to show with notice.



MLS#22-1962
\$410,000
 Look no more for this 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 including cable & phone. Many possibilities for this property! Even room to build your dream home. Located close to beaches, town and great fishing. No drive-bys please.



MLS#22-1907
\$600,000
 1 bath 2760 sqft
 Located in the downtown area of Waldport is this well maintained 2,760 commercial building and turnkey business, "Carpet Tech," a well-known and lucrative business and sellers are willing to help transition new owners. Large space for storage with loading dock, ample parking plus forklift included in price. Sellers are interested in selling it as a package. Talk to me about your or your clients' thoughts and needs. Close to Bay, visible from Alsea Hwy and on city services. Shown by appointment only please allow 24 hr. notice if possible and a listing broker must accompany.



MLS#22-1072
\$269,000
 Rare find 50 x 200 m/l Bay front property with Bay & Bridge View along with easy access. Located in town with city services available. Waldport does welcome vacation rentals. In town close to port docks all shopping and restaurants. Please check with city on zoning and uses. Please read private remarks.



MLS#22-2128
 Pending
 Continue to Show
 2 bedrooms 2 baths
 2065 sqft
\$669,000
 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! Attached 2 gar garage this home is ready for your ideas to make it your home. Seller is in process of packing & clean up. Please allow 1 hr. notice to show.



MLS#22-1106
\$85,000
 Flat buildable .14-acre Canal Front lot located west side with easy beach and bay access. Enjoy the wonderful wildlife and views. Septic approval with stake out. Site built or MH homes are welcome. Enjoy all the amenities Bayshore has to offer.

RIVER FRONT



TEAM REGEN

MLS# 22-2176

10990 Chance Road | Tillamook

3 bedroom | 2.5 baths | 2,397 sq ft

2 car garage attached | 7.73 acres

Ranch style home with Trask River front property.

Beautiful quartz counter tops in kitchen and bathrooms.

Large 30x30 detached shop

Enjoy the scenery and tranquility from your river view back patio that stretches the entire length of the home.

OCEAN FRONT



MLS# 22-1372

2235 NW Inlet Ave | Lincoln City

5 bedrooms | 2.5 bathrooms | .32 acres

Breathtaking ocean views from almost every room with an abundance of windows and natural light. Stunning landscape, large bonus room, granite countertops and stainless steel appliances. Large backyard with deck for 180 degrees of views.

LAKE FRONT



MLS# 22-977

3242 NE 30th Drive | Lincoln City

3 bedrooms | 2 bonus rooms

2.5 bath | .21 acres

Breathtaking views of Devils Lake. Enjoy your own private dock with almost 80 feet of lake frontage with rip rap seawall. Custom kitchen with quarter counters, commercial gas range, copper hood and sink with custom cabinets. Large decks with a gazebo, floor to ceiling gas fireplace and beautiful new flooring. Multiple skylights and new windows to enjoy all the views.



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THE ALDRICH GROUP

MLS # 22-2191 | 1040 NE 6th St, Newport, OR 97395 | \$695,000

4 bedroom | 3 total bath | 2,762 square feet | .18 acres | Built 2006



Large view of the ocean with 24-foot vaulted ceilings. The home also features a wall of windows, beautiful slate entry, bamboo flooring and a huge garage for a car collector, shop or hobbies.



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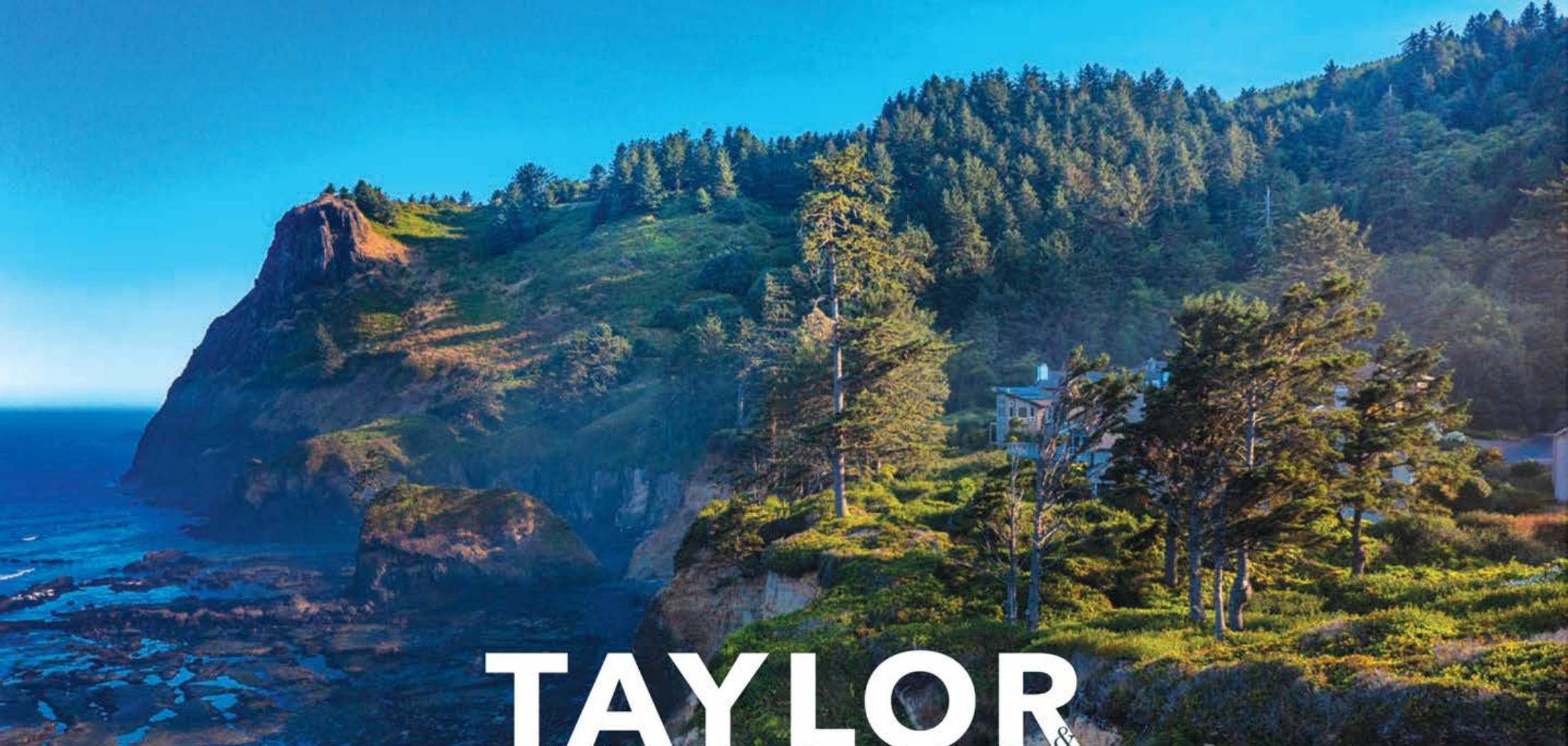


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ROCK YOUR WORLD



You're either in the know or wish you were in the know. The know about what? Gems on the central Oregon Coast.

Lincoln City is a heaven for a rock-hounds.

What's a rockhound? Well, it's only the best hobby in the whole wide world and your new backyard is one of the world's most beautiful, easily accessible and productive rockhounding sites in the United States.

Firstly, it's one of the only state parks in the United States where you can rockhound if you follow a few simple rules:

- Collect no more than one gallon per day, up to 3 gallons per year of

seashells, agates, jasper, fossils, crystals and other finds for personal use only

- No digging in the cliffs or bedrock.

It's so simple!

How does one find these shore treasures? It's as simple as looking down.

First things first: check the tides. Our falling or outgoing tides are best, a few hours ahead of low tide is a great time to aim for.

Next, what time of year is it? The best season to hunt is winter through spring but you never know what the ocean will expose on any given day. The more sand on the beach the more you will want to look around land

forms and where creeks and rivers enter the ocean pretty rocks.

So, what are we looking for?

A popular treasure are beach agates, a translucent form of micro quartz crystal which glows when placed in front of a light source. You find them with this same feature, walk on the beach with the rocks between you and the sun and they will glow.

Want a guided experience?

Meet up with Laura from Rock Your World partnered with Explore Lincoln City for a Beachcombing Experience or book a private tour during rockhounding season at www.rockyourworldgems.com



Top: A lucky beachcomber displays his finds.

Above left: An orange micro quartz.

Above center: A blue black agate.

Above right: A golden micro quartz.

Left: An orange and yellow and striped carnelian agate.

- By Laura Joki

SELLING YOUR HOME?

BEFORE

AFTER



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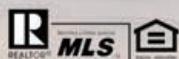


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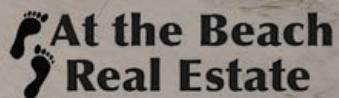
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Deanne L. Taylor

Branch Manager

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By Lincoln City artist and photographer Don Johnson

