



LIFE'S
— BETTER —
HERE

BEACH PLEASE

COASTAL REAL ESTATE

August - September

A publication of The News Guard



*Looking at God's green earth
through a camera lens ignites
a passion within me.*

*Nature and I become one;
captured in a click of a
single moment.*

*The landscape is my canvas
and I hope it speaks to you like
the first moment it inspired me.*



David Hoffman

Photographer

Real Estate. Aerial. Landscape.

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Dear Ocean,
Thank you for making us feel tiny, humble,
inspired, and salty . . . all at once.

BEACH PLEASE

August - September, 2022

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THE NEWS Guard

ADVANTAGE

Real Estate

audrasellshomes@gmail.com AudrasCoastHomes.com

Current Listings



Audra Powell
Broker
CRS, GRI, PSA

If you have questions
about selling your
home on the Oregon
Coast, please give
me a call.

541-270-3909

205 E. Olive St.,
Newport, OR



232/222 NW Coast St.
Newport, OR 97365
MLS #22-1415
\$1,850,000



441 NW Hurbert St.
Newport, OR 97365
MLS #22-1444
\$849,000



514 SE Elder St.
Toledo, OR 97391
MSL #22-1715
\$450,000



7368 Logsden Rd.
Logsden, OR 97375
MLS #22-1735
\$635,000



1112 NE Fogarty St.
Newport, OR 97365
MLS #22-1672
\$425,000



8622 Highway 101 N
Yachats, OR 97498
MLS #22-1037
\$998,000

TAKE A LOOK

A unique combination



1746 Hwy 101, Yachats | .23 Acres
MLS #22-1708 | \$345,000

Ocean view lot, zoned R3 (single-family, duplex or multi-family) just across the road from Smelt Sands Park, the 804 Trail and ocean waves.

Ready for you to add a home or rentals. Verify building code with city. Currently has large metal shop (30 x 30), plumbed, with graveled parking. Shop has 110, 220 and 30amp m/h plug; barn slider allows RV storage; entry doors. Shop also has a bathroom, bedroom and closet framed in, but no dry wall, so it is incomplete.

Joan Davies, Broker • 541-413-0001 • joan@advantagerealestate.com



Our experience and expertise ensures our clients fulfill their dreams of living on the beautiful Oregon Coast



At The Beach Real Estate 2140 NE HWY 101 Suite A, Lincoln City, OR 97367
Office 541-994-1156 Fax 541-994-1158

Listing Your Home in Winter is Ideal

LOW INVENTORY EQUALS LESS COMPETITION: Due to many factors in the past couple years, it is still a **sellers' market** with many buyers not finding what they're looking for. Chances are high that listing your home on the market now, will result in a fairly fast sale.

INCREASED WEB TRAFFIC: You got it! Times are changing fast and most are sitting on the couch when it's cold outside, home shopping on line with their loved one. Quick pictures and information leads winter buyer's right to their chosen agent for scheduled showings of their top three.

WINTER READINESS: Having your home listed in winter demonstrates your home is set to handle harsh elements your environment warrants.

SEASONAL SHOWCASING: Winter typically showcases the coziness of homes with routine decorating for the holidays simplifying its marketability. Take advantage of your own holiday decorating abilities this winter. Don't forget to showcase your fireplace and hot tub if you have one! No harm in keeping that extra cozy feeling through March!

CURB APPEAL: This really takes care of itself during winter. Rather you have snow, rain or worse, it's really just not expected to find a tailored lawn or garden during winter. Pulling up dead shrubs/weeds is about all you need to do. Simplicity is best and let nature take care of the rest.

ADVANTAGE
Real Estate

advantagerealestate.com

541-265-2200

205 E. Olive Street, Newport, OR 97365



DAVID HOFFMAN PHOTO

North Lincoln County Historical Museum

Lincoln City, OR



North Lincoln County Historical Museum

**Come check us out!
We feature...**

- Native American through 1960s Exhibits
- Glass Float Collection
- Research Library
- Children's Room
- Free Admission
- Special Events
- Theater Room
- Art Gallery
- Gift Shop



Museum Hours:
Wednesday-Saturday
11 am - 4 pm

4907 SW HWY 101
Lincoln City, OR
541-996-6614

*The North Lincoln County
Historical Museum is
registered as a 501(c)(3)
non-profit organization*





Market snapshot

	ACTIVE		LISTINGS		SOLD	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
Depoe Bay/Otter Rock	103	46	86	40	62	30
Gleneden Beach	82	64	75	56	57	152
Lincoln City	295	267	262	230	208	15
Neskowin	23	26	19	21	18	91
Newport/South Beach	143	141	119	125	99	13
Otis/Rose Lodge	22	24	19	20	16	30
Pacific City	42	49	39	47	26	31
Toledo	59	56	49	45	44	76
Waldport/Seal Rock	129	128	112	111	91	24
Yachats	44	48	37	44	21	501



PENDING		AVERAGE PRICE		SOLD VOLUME	
Last Year	This Year	Last Year	This Year	Last Year	This Year
66	34	\$644,496	\$664,183	\$39,958,775	\$19,925,500
66	47	\$682,766	\$691,839	\$38,917,682	\$26,981,740
225	164	\$524,356	\$598,751	\$109,066,072	\$91,010,136
17	19	\$839,537	\$941,430	\$15,111,670	\$14,121,450
104	91	\$496,360	\$541,529	\$49,139,657	\$49,279,100
13	14	\$444,514	\$522,406	\$7,112,225	\$6,791,280
32	34	\$605,542	\$846,903	\$15,744,100	\$25,407,100
42	35	\$314,057	\$443,765	\$13,818,500	\$13,756,700
95	82	\$456,928	\$522,001	\$41,580,452	\$39,672,075
25	28	\$622,749	\$706,171	\$13,077,720	\$16,948,112

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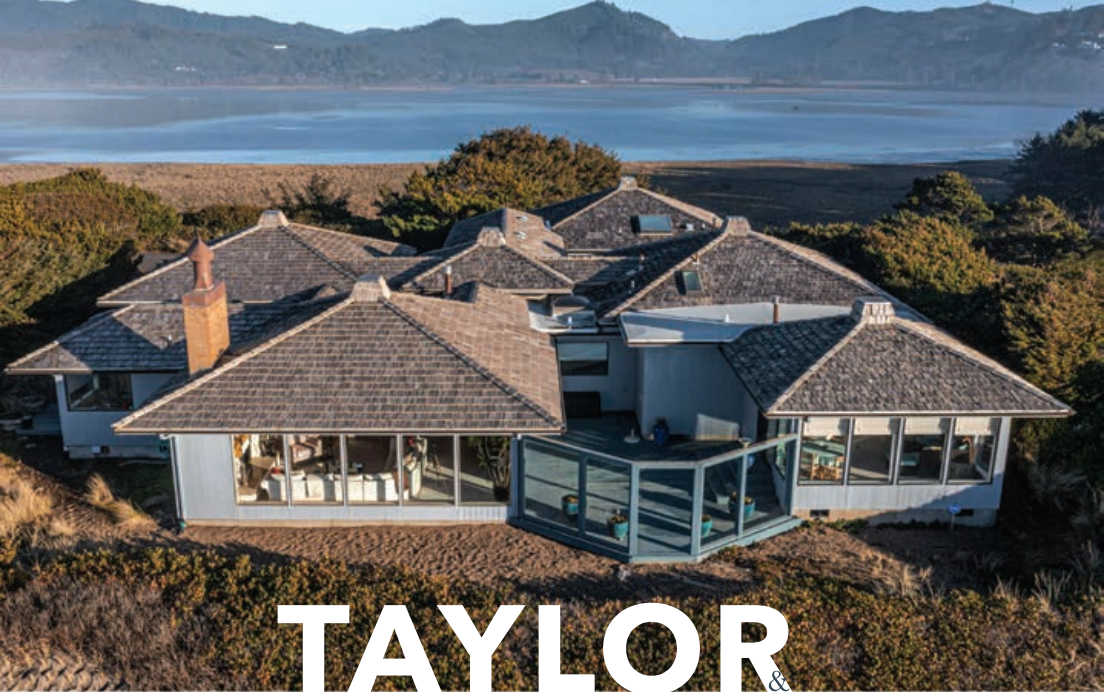
Please Present Coupon/Discount. Not valid w/other offers. Some restrictions apply. Exp 10.31.22

503.949.5371

JamesHardie Preferred Contractor! Financing O.A.C.



DAVID HOFFMAN PHOTO



TAYLOR & TAYLOR

TEAM REGEN



28 Spouting Whale Lane, Gleneden Beach | \$1,900,000. | MLS #22-663
4 bed | 3 bath | 3,629 SF | 2 car garage

Situated at the end of a private drive, this beautiful home is on nearly one acre of ocean front property. Enjoy spectacular sunsets through the floor to ceiling windows. Settle in with the cozy stone gas fireplace and built in stereo system. Two master suites, a large dining room, peaceful library and chef's kitchen await!



Dennis Regen
Principal Broker
541-992-2177



Jill Hurd
Broker
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Korey Hazard
Broker
541-961-7519



Kassidi Henderson
Broker
801-949-7173



3891 NW HWY 101, LINCOLN CITY, OR | 541-994-4169 | 1-800-462-0197
TEAMREGEN@TEAMREGEN.NET | WWW.DENNISREGEN.COM

All information from sources deemed reliable but are not guaranteed and are subject to change.



TAYLOR & TAYLOR

THE ALDRICH GROUP

2143 NW Inlet Ave., LC | MLS #22-1395 | \$945,000

This rare ocean front single level home sits on .39 acres. Relax and enjoy the tranquility of the waves rolling in. It was built in 1946 and has been updated. Lots of outdoor space for entertaining and it is a short distance from shops, restaurants and other local activities. Potential for a VRD license with R1.5 zoning. Buyer to verify restrictions.



1300 NW 14th St., LC | \$450,000

Cute cottage located two blocks from beach access. Close to shopping and restaurants. Fenced back yard, large out-building with separate entrance for laundry and game room area. Property comes completely furnished and has numerous upgrades. Ocean view from the upper level bedrooms, the home is being sold "as is" and is an active vacation rental. Buyer to confirm with city approval for uses.



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Karol Aldrich
Principal Broker
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Sean Corbett
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TAY TAY REALTY C

Our mission is to provide superior real estate services to our valued clientele through professional dedication,

541-994-9111

800-462-019





LOR & LOR COMPANY

te service on the central Oregon coast to our
excellence, and commitment to client satisfaction.

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TAYLOR & TAYLOR

2420 N North Bank Rd., Otis, OR 97368 | 3 bed, 2 bath | 1,320 S/F

Lot: 16,117 S/F | Single Family Home | MLS #22-1527 | \$399,000

Residential home on three lots (90x180). Large living room and single level home. Detached garage with room for your RV, Boat or to build a workshop. Come make this you home in the country. Close to Otis and just a few minutes from Lincoln City.



Steve Rutherford
Broker

(503) 334-9178
Coastaldreams101@gmail.com
541-994-9111
3891 NW Highway 101,
Lincoln City, OR 97367

TAYLOR TAYLOR

REALTY COMPANY



3217 NE Tide Ave.
Multi Family | Lot: 5,663 S/F
MLS #22-1681 | \$625,000



533 SW 34th St.
2 units | Lot: 2,614 S/F
MLS #22-1682 | \$449,000



2744 SW Coast Ave.
2 bed, 1 bath | MLS #22-1074
\$407,000



2750 SW Coast Ave.
3 bed, 2 full, 1 partial bath |
MLS #22-1322 | \$625,000

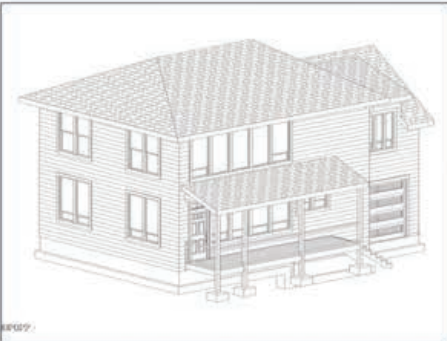
FIND YOUR DREAM



549 SW 28th St., Lincoln City
VR Zoned
3 bed | 2.5 bath | 1,884 SF
MLS #22-1454 | \$849,000



2692 SW Barnacle Ave., Lincoln City
VR Zoned
3 bed | 3.5 baths | 3,110 SF
MLS #22-1356 | \$1,095,000



3148 SW Anchor Ave., Lincoln City
New Construction | Ocean View
3 bed | 3 baths | 1,998 SF
MLS #22-1353 | \$759,900



Debbie Williams
Principal Broker

Office: 541-994-9111

Direct: 503-544-1190

Voice: 541-669-0616

vrmd Debbie@gmail.com

DebbieWilliamsRealtor.com

TAYLOR &
TAYLOR
REALTY COMPANY



PROFESSIONAL TIPS TO BUYING YOUR FIRST HOUSE

- Understand current market conditions
- Find an agent
- Pay off your debt
- Use the 25 percent rule to see what you can afford
- Maintain a good credit score
- Save a down payment
- Save for closing costs
- Know about the mortgage that works best for you
- Pick a lender you're comfortable with



TIPS FOR SELLING YOUR HOUSE

- Find a realtor
- Decide when to sell
- Price your home correctly
- Prepare your home
- Market your home
- Be ready to show your home
- Entertain offers
- Negotiate with the buyer
- Have a home inspection
- Close the deal



Emerald Coast Waldport Team

YOUR LOCAL EXPERTS WITH INTEGRITY
WE KNOW THE COAST!



JONI BIRON

Broker, GRI, 30 yrs experience

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NICHOLE ANDERSON

Broker, 12 yrs experience

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RICH HOFFMAN

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

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richhoffman54@gmail.com

1310 SW CORONA CT, WALDPOR 541.283.3588





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

\$725,000. 3605 NW Oceania Drive, Waldport OR



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. Hot tub in Master, propane fireplace and cooking, 2 water heaters, alarm system and storage galore. Two decks, patio area and the feeling of the forest at the beach. Underground utilities plus green spaces make this a beautiful area. Two car attached garage a boat garage and a 15x15 workshop! Appointment to show and allow at least one hour notice. No sign at seller request. Oceanview can be enhanced with removal of some trees. MLS 22-1517

\$725,000. 1809 NW Sandpiper Dr, Waldport, OR



White Water Ocean View Lodge style 2,464 sq.ft. home features 3 Bed 3 Bath plus loft. Features include vaulted ceilings, large kitchen with eating bar, pantry and plenty of

storage. Dining room, living area with rock fireplace. Master suite has ocean view large master bath & walk in closet. Also den and office/bonus area! Nice utility room attached oversized 2 car garage with shop. West side with easy beach access plus green spaces. This home is beach charming with a forest feel. Easy to show. MLS #22-1731

\$269,000. 280 Huckleberry St, Waldport OR



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 22-1072

\$82,500. TL-700 SW Sailfish Loop, Waldport OR



Located in desirable gated 55+ community of Ocean Hills is this end of the road lot. Use your thoughts for the home to be put on this lot! Manufactured or Site Built welcome. Harder build

lot but lot next to it TL 600 is also for sale combined would make a lovely site. City services available close to easy beach access and town. All HOA paperwork is under documents. Possible owner terms to qualified buyer. Seller is a licensed Broker in the state of Oregon. MLS 21-2799

\$425,000. 5489 S Bob Creek Rd, Yachats OR



Rare Gem in this Beautiful 2.83-acre setting of babbling Creek frontage that borders the property. Surrounded by forest service property for privacy with a community

gravity flow water system with deeded water rights and power on property. Lots of flat usable land for many options. Perfect for off the grid living. Hip Campers, Organic Farming or your dream retreat. Two older structures on property along with various odds and end need to be removed. Check with Lane County on all the possible uses for this unique property. Close beach access to one of the most beautiful beaches in Oregon. Please 24 Hr. notice to show seller is on property. No Drive-Bys and do not send clients out to property and do not drive into property must walk in. Co-listing broker to accompany all showings. MLS 22-1158

\$95,000. 1809 NW Canal St, Waldport OR



Flat buildable .14-acre Canal Front lot located west side with easy beach and bay access. Enjoy the wonderful wildlife and views. Septic approval in process, site built or MH

home are welcome. Enjoy all the amenities Bayshore has to offer! MLS 22-1106



Emerald Coast REALTY

360 highway 101, Yachats, OR 97489 541-283-3590 www.emeraldcoastrealty.com/yachats/



LIGHT & BRIGHT

161 Combs Circle, Yachats
2,190 S/F | 2 Bed | 2 Bath
\$589,000
MLS #22-1483



RIVER FRONT CABIN

344 Combs Circle, Yachats
1,574 S/F | 1 Bed | 2 Bath
\$399,000
MLS #22-1538



BAYSHORE BEACH

1906 NW Coracle, Waldport
1,062 S/F | 2 Bed | 2 Bath
\$409,000
MLS #22-1774



OPPORTUNITY

10642 Pacific Coast Hwy, #2
\$50,000
MLS #21-2326



RARE FIND

TL 300-500 Hwy 101, Yachats
\$1,850,000
MLS #22-1703



OCEAN VIEWS

1017 Kenah Lane, Yachats
\$119,000
MLS #22-1431



Mac Creasman
541-272-2357



Anne Kiblinger
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April Sides
541-264-0484



Jody Sturtze
541-270-3002



Linda Wilson
541-961-3972



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If you want quick action from a knowledgeable agent, Maria is the one to call!! - Zillow review ★★★★★



Maria Hoffman

REALTOR®

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DAVID HOFFMAN PHOTO

YOUR COASTAL CONNECTION

5256 NW ROCKY WAY LOTS 1-4, Newport, OR 97365 | MLS# 22-1752
Lots 1 and 3 \$190,000 | Lots 2 and 4 \$150,000



Four ocean view lots with views north to Cape Foulweather and south to Cape Perpetua depending on location of home and second and third stories. Yaquina Head Outstanding Natural Area is a 100 acre site just around the corner on Lighthouse Drive. Explore the tide pools, and cobble beach, take a tour of Oregon's tallest lighthouse, visit the Interpretive Center or walk the many trails. Watch the whales, fishing boats, surfers and bald eagles. Great public beach access down Agate Way to the beach with miles of sandy beach, surfing and clam digging. Agate Beach Golf Course is approximately half a mile away. City services are available. Access is from NW 54th St. and Rocky Way R-4 zoning will allow a home, multi units or a large estate.

T/L2303 NE Arcadia Dr., Toledo, OR 97391 | MLS #22-1772 | Land \$749,999

Fabulous opportunity to develop this versatile property. The property has recently been re-zoned to R-General Residence and annexed into the County in June, 2022. This property welcomes a number of different usages, as per Lincoln County can be divided into 6,000 sq ft lots, multi residential, or divide into 2-3 acre estate properties. Beautiful restful views to the west and forest views surround. Pubic water, sewer and electric not far from property. Listing agent has more disclosures and attachments for review. About 8 miles from Newport! Buyer to do their own due diligence with Lincoln County Planning Department Toledo welcomes more housing development!



ONE REALTYONEGROUP
AT THE BEACH

CECE KELLY

Real Estate Broker, CRS, GRI, SRES, CNE, 2CE2
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REALTYONEGROUP At The Beach

- Lincoln City

240 SE Highway 101
Lincoln City, OR 97367

(541) 921-3306

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shellionthebeach@gmail.com



Hello!

My name is Shelli Neal and I am not just a real estate broker – I am also your neighbor.

I have lived on the coast all of my life and can't imagine living anywhere else. I am familiar with our market and would love to help you with your real estate needs. I can answer any and all questions you may have — nothing is too big or too small.

Helping you sell your home, or find your new one, I am here for you.

Need a lender? I know many lenders who help with all types of loans, including VA loans. As an Army veteran, I can help you navigate that process.

Drop by or call me anytime for your free home valuation, and don't worry about having an appointment; I am always available for you.

- Shelli Neal



NANNETTE JUCKSCH

Experience Counts

I have had a Real estate License for over 35 years. Throughout my career, I have not only sold residential properties I have also worked with custom home builders, multifamily homes and additionally became a loan officer for a period of time. I am able to apply my vast real estate knowledge and expertise to my clients every step of the way through the process of buying and selling real estate.

Being a military spouse and mother I am able to understand the needs and desires of a family and or individual when it comes to a home purchase. Residing here at the Coast I am in true touch with the community and layout. Here to help and ready to go ! Give me a call/text or email and I am happy to work with you!

📞 (661) 917-2401

✉️ 1RealtorNannette@gmail.com

🌐 nannettejucksch.myrealtyonegroup.com

📍 240 SE HWY 101, Lincoln City, OR





REALTY**ONE**GROUP
At The Beach
- Lincoln City

240 SE Highway 101
Lincoln City, OR 97367

(760) 412-2992

realtormichellebarnes@gmail.com



Hello!

I began my career of real estate more than 20 years ago.

Since then I have gained experience in both residential and commercial real estate markets.

Born to a military family, life was exciting growing up. As I traveled the world I was given the gift of seeing people in their environment and I learned to respect them and many new cultures.

I apply that knowledge to help those I meet and do business with today! Living here in the community I have a sincere desire to see this community prosper.

I truly enjoy all aspects of this incredible industry. From meeting people to hearing their needs and true life stories and knowing I have the wonderful opportunity of helping them to find the next place they call home!

- Michelle Barnes



DAVID HOFFMAN PHOTO

