

## **49640 SURF ROAD, NESKOWIN OR 97149**

### **Neighborhood & Area features**

In the heart of the beautiful northern Oregon coast lies a private community with a gated entry amongst the tall firs. You enter the neighborhood over a stream, and head down towards the ocean through lush surroundings, small streams, maybe some deer and more majestic towering firs. Getting close to the property you emerge from the trees and are greeted with the big beautiful ocean. As you wind around next to the beach, you'll see this incredible home situated perfectly to take advantage of the views of Proposal Rock, the cliff to the south and of course the ocean. This is a great location to relax and watch the bald eagles soar back and forth from their nesting home on Proposal Rock. You can often spot whales migrating back south, or sometimes playing not far off beyond the surf. If you're lucky, you may wake up to some elk right on the beach.

This special location has so many great benefits to enjoy, such as:

Underground wires, so no unsightly phone poles and wires to look at/or around.

Gated entry at the 101, so no people just wandering in.

Almost a private beach, separated with a rocky point to the south and a river that flows to the ocean right at Proposal rock just north of the property.

Public air strips located just 15 minutes north in Pacific City State Airport (FAA lid: PFC)

and 30 minutes south in Gleneden Beach is the Siletz Bay State Airport (FAA lid: S45)

The heart of this great little town of Neskowin is just a couple of minutes away. You'll love the quaint feel with a nice, well equipped market. A great café that serves breakfast, lunch and dinner. Make sure to have their delicious wood fired pizza!

Pacific City is just 10-15 minutes north with more great places to eat, markets, and hardware stores, and Lincoln City is just 15 Min. south with all the amenities you'd need. There's a hospital, the casino is there and several more great restaurants and other fun shops to explore.

### **Amenities and Features**

Almost everything in the home is new! All flooring – tile, carpeting, windows, doors, cabinetry. New electrical, plumbing, low voltage to TV, music system. Alarm system.

Elevator- Enjoy the whole house with access by elevator with 4 stops from garage, lower, main and top floors

All new interior paint.

Tongue and groove wood ceilings in main living.

Custom tiled entry with artistically installed compass

Beautiful custom granite water feature in stairwell with hand cut burl wood and stone wall feature

Solid core, four panel doors throughout (Most are wide).

Heated tile flooring in kitchen areas, and two master bathrooms

Air jetted tubs in 2 master bedrooms

4 gas fireplaces, 1 in each master suite

Sonos sound throughout home, controlled with 3 new iPads, one for each level of the home.

Speakers in almost every main living area, both master suites, even in the master bath and walk-in master closet!

7.1 Surround sound theater with 110" screen, eight leather theater recliners.

Cat 5 wiring to office, & kitchen island. Wi-Fi, two routers.

Extra insulation between floors, and interior walls

2 brand new sets of washers and dryers

5 new microwaves. 2 additional gas ranges.

Glass artist created one of a kind pieces for pendant lights

Accent and stairwell lighting throughout

Security system, motion and doors. Arm or disarm from your smart phone

Heating can be turned on/off and changed from a smart phone.

Real stone columns, and walls of stone.  
3 tankless hot water heaters with circulating pumps for almost instant hot water.  
Wired for 11 wall mount TV's, 10 of the flat screen smart TV's stay with the home.  
Two Heat pump systems, One 3.5 ton and one 5 ton units.  
Supplemental heating in bonus room and lower level.  
High end frosted glass garage doors with lift master openers.

### **Kitchen Main Level**

Beautiful custom designed dark walnut cabinetry  
Under counter lighting, and accent lighting  
Huge, gorgeous granite island with Dacor 6 burner commercial style propane cooktop and prep sink with 2<sup>nd</sup> garbage disposal.  
Raised eating bar featuring Caesarstone and pendant lighting  
Additional round granite bar for entertaining. Island wired Cat 5, and extra electrical circuit.  
Wine Cooler and elaborate coffee/ wine bar (hutch)  
Cool mocha composite Blanco under mount sinks  
New Kitchen Aid oven with micro- convection mini oven, Warmer drawer  
60" refrigerator freezer  
Windows overlooking ocean,  
Practically private beach, cove, and incredible view of rocky point and Proposal rock

### **Living area**

Huge windows and a slider to a walk out stamped concrete deck with fire-pit.  
Remote start gas fireplace  
Hand scraped wood mantel and lighted walnut bookshelves  
Lighted Stone columns

### **Main Master bedroom suite**

Gas fireplace with remote control  
Wet bar with granite and walnut cabinets  
Under counter fridge  
Slider to the walk out concrete deck and fire pit  
Large sitting room in master  
Air Jetted tub with quartz deck & stone wall  
Double vanity with Caesar stone and walnut cabinetry  
High end Hansgrohe faucets  
Walk-in tile shower with 3 shower heads – one rain head  
Take a hot shower all day with the tankless water heater(s)  
Beautiful accent lighting

### **Main Level- other features**

Full size laundry room, lots of storage, pantry cabinetry with pull outs, large sink  
Fantastic powder room with rock wall – Extra half bath with unique vessel sink and shower.

### **Bonus Room Over garage**

Features – wet bar, with fridge and microwave  
Complete guest Living area  
Bedroom and private bath, surprise storage area  
Each room has its own temperature control  
Walk out deck with beautiful ocean view

### **Lower Level and Game / Theater Room**

Two bedrooms and one bath

7.1 Surround sound Theater with 110" screen and 3D projector and Denon receiver (all stay with home).

Full wet bar area with full size refrigerator

Pool table area, Shuffleboard table, with beautiful granite bar and stone columns

Remote auto dimmable lighting in theater

Raised area for theater chairs

### **Upstairs Master Suite**

Spa-like roll-in shower (handicap accessible) with tile bench seat

3 shower heads with rain head

Heated tile floors

Air jetted tub overlooking proposal rock

Granite counters, walnut cabinetry with Hansgrohe fixtures

Tankless hot water heater – designated to top floor.

Views to proposal rock

Private walk out ocean front deck

Gas fireplace with remote control

Hand placed real rock wall.

### **Upstairs Features**

Another bedroom, plus a bonus room area with loft bed

Office with custom walnut cabinets and desk, with double glass doors, and private walk out deck

Large walk in closet

Laundry chute to main floor laundry

Living area with stone wall, gas fireplace with remote

Hand scraped wood mantel and lighted walnut bookshelves

Huge windows overlooking dramatic ocean views

Large Granite Island and wet bar, full size fridge, dishwasher

New full sized refrigerator.

Custom walnut cabinets

A second laundry room with stacking washer dryer

Large walk in pantry

Another full bathroom.

### **Construction Features**

All new ground up electrical wiring and fixtures. Several additional can lights.

All new, ground up plumbing and high end Hansgrohe fixtures.

3 tankless water heaters with circulation pumps for hot water on demand.

New septic system, tied to Neskowin Waste system (no drain field)

All new heating, HVAC. Digital thermostats with smart phone compatibility.

New underground 500 gallon Propane tank with easy access service lid.

Extensive low voltage wiring of Cat 5 and Coaxial. Low voltage, security, and audio.

New Sonos audio system with 3 iPad controllers

Entire framing was sprayed with white shellac to seal lumber. Stainless flashings.

Additional insulation installed in interior walls between living and master suites as well as ceilings between floors and bathroom walls.

Additional exterior drainage on sides and back of property, secondary French drain at west wall of home.

All exterior grading and concrete design to shed water from home.

Concrete is new, has stamped finish in areas, all acid washed and sealed with an enhanced sealer.  
All new vinyl windows. Lifetime seal warranties, strategically sized for maximum view and durability.  
High end Anderson exterior full light doors and sliding glass doors.  
220 volt heated tile floors with digital thermostat in main kitchen, top floor wet bar and both master suite bathrooms.  
Dark Walnut and Alder cabinetry with full extension soft close drawer guides and soft close doors throughout.  
High end exterior stainless cable railing with black anodized rails.  
Front deck is new Trex deck, properly framed at 12" centers with over-engineered structural support.  
Multiple exterior spot lights as well as wall lighting.  
Pre-primed and pre-painted exterior shingles.  
All windows have stainless flashing and doors received stainless flashing at top and bottom for maximum seal and durability.  
All exterior flashings, supports and bracing is stainless as well as electrical box at meter.  
Thoughtfully planned for large family or extended family and friends to stay with privacy. Special framing allows for the addition of barn style doors to create additional separation and privacy. (Sleeps 20+)  
Designed with wheelchair accessibility in mind. Ramp to oceanfront patio from front parking area.  
Elevator from garage, to lower, main and top floor. 36" doors and wide halls. Roll in shower in top floor.

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