

# 8455 San Dune Road Neahkahnie, Oregon

## Features:

### EXTERIOR:

- nearly 1/3 acre lot
- private, quiet road
- appx. 210 ft elevation well above inundation zone
- close enough to hear the ocean
- abundant parking
- large flat area with room to add on (garage, ADU, addition to house)
- single level living
- landscaped exterior with over 1000 sq ft of mahogany deck and paved pathways
- attached storage with garage door (appx 1/2 garage space)
- large storage shed with barn doors
- spacious sauna
- outdoor shower
- sugi ban siding on shed/sauna building; cedar siding on house
- standing seam metal roof (2020)
- many new windows (2020)
- views all around: ocean, coastline, forest, Neahkahnie Mountain**

### INTERIOR:

- cork floors
- carpet
- tile floors
- heated, polished concrete floors in the addition
- custom tile work
- quartz countertops
- cedar paneled walls
- CVG Fir cabinetry and paneling
- clever built-in storage throughout
- low or no VOC finishes in all addition areas
- Marathon water heater
- forced air electric heat with SEER ultra quiet, American Standard heat pump for efficiency and cooling system (installed 2021)
- newer ducts (replaced 2021)
- wood burning fireplace
- FisherPaykel induction range w/ SS hood
- cabinet front dishwasher (brand? Bosch?)
- built in below counter microwave
- laundry room with additional storage/pantry area
- two full bathrooms; one with walk in shower, one with soaking tub/shower