

520 Oceanview Lane, Gleneden Beach, OR 97388

24-1421 Land-Residential Active \$215,000



Provided as a courtesy of

Samantha McClain

Realty One Group At The Beach, Newport

316 NW Coast St.

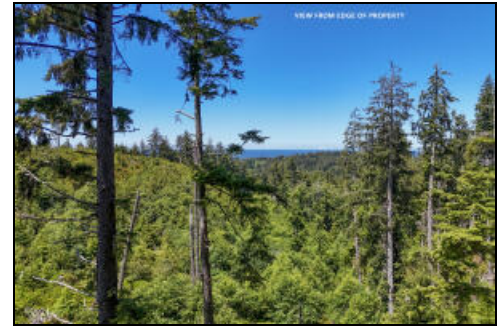
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License #: 201235872



BA Comm:	2.50	BA Comm Type:	%	Listing Type:	Exclusive Right To Sell
Bank/Lender Owned?:	No	Short Sale:	No	3rd Party Approval:	No

Land Sub-Type:	Land	Major Area:	Gleneden Beach	Minor Area:	Salishan
Frontage:	None	Primary View:	Forest	Frontage/View Remarks:	Stunning views of rolling hills, forest & ocean. Once cleared, breathtaking views will get better.
Secondary View:	Ocean	Lot Dimensions:		Lot SqFt:	44,866
# of Acres:	1.03	Association:	Yes	Senior Community YN:	No
CC&Rs:	Yes	STR/VR:	Buyer Due Diligence		

County:	Lincoln	Property Tax ID #:	R522804	Additional Tax ID #s:	R526032
Parcel Nbr:	081115AB-400-00	Additional Parcels Description:	This is a split zoned lot, same map/tax lot number.	Tax Map Number:	081115AB
Tax Lot:	400	Taxes\$:	453.88	Tax Year:	2023
Tax Remarks:	This is both accounts combined. R526032 was \$143.80 and R522804 was \$310.08 in 2023.	Tax District:	452	Specially Assessed:	No
Zoning:	R-1-A Residential	Neighborhood Code:	GBNB	Subdivision:	Salishan Hills
Additional Subdv Info:		Subdv Phase/Addition:		Subdv Block:	
Subdv Parcel/Lot:		Hwy 101:	East Side	Cross Street:	
CC & R:	Yes				

Directions: From HWY 101 turn east on Salishan Hills Road, in 700 feet turn left onto Salishan Hills Dr, in 0.03 miles keep right onto Salishan Hills Dr, in 150 feet turn right onto Oceanview Lane. The property is on your left - there is a marker indicating the 520 space.

Public Remarks: Your Coastal Dream Property Awaits in Salishan Hills! Discover your private coastal retreat along the beautiful Oregon coast! This large lot offers over an acre of split-zoned land with unobstructed views. With a buildable area perfect for a large home, you'll have ample space to create your dream house. Enjoy a view-protection timber buffer behind and a community lot to the left, ensuring seclusion & few neighbors. Located in the exclusive, gated community of Salishan Hills, this property is close to Salishan Lodge & golf courses, with access to tennis courts, nature trails & beach access. The Salishan Hills HOA maintains high-quality design standards for exclusive homes with excellent amenities & privacy. Minutes from beaches, whale-watching & sport-fishing, this

Miscellaneous: Corner Stakes: No; Survey: Yes; Grade: Above Grade; Manufactured Allowed: Unknown; Sign	Electric: At Street	Condo/Association: Association Fee\$: 900; Condo/Assoc Fee (MQY): Yearly; Association Website: https://www.salishanleaseholders.com/
Topography: Rolling; Sloped; Steep	Gas: At Street	Association Fee Inclusions: Maintenance - Common Area; Property Tax - Common Area; Utilities - Common Area; Insurance - General
Street Surface: Paved	Sewer: City; City Street	Sellers Terms: Cash; Conventional; Escrow Preference: Western Title ; Forms Preference: OR
Water: At Street		

List Price: 215,000

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