

# “Soapstone” Property for Sale

**Unique house on 22.24 private wooded acres on Soapstone Creek in Oregon’s Coast Range, 12 miles from the beach (Nehalem and Manzanita are the closest), an hour and twenty minutes from downtown Portland.**

**It is inside the “sunbelt”** so that in the summer when it’s cold and foggy at the beach it’s usually sunny and warm at “Soapstone.”



**Soapstone Creek runs for close to half a mile** through the property, year-round, a spawning creek for fall Chinook and coho and winter steelhead. Windows on the front and sides of the house look out onto the water.

Owned by a group who used it for 20 years as a retreat for writers. We are looking for a buyer who will care for it as we have, leaving it in its natural state: it could be an organization, a group of individuals, one individual, or a family.

*An ideal place for one or two people or a small family to live year-round. Or for a group to share. Or for an organization to make available for retreats.*



**Originally owned and built by Will Martin, a well-known Portland architect,** and added to and adapted by Andrews Architects for use as a writer’s retreat for two writers at a time, with some shared and

some private space. It has the feel of a cabin—the floors, walls, ceilings, doors, and cabinetry are white pine. There are many windows that look out onto the creek, forest and sky.

**It has its own state-of-the-art water system,** with water rights to Soapstone Creek, and its own septic system.

Two trails follow the creek going north and south from the house. A native plant area around the house and along the edges of the meadow provides interesting textures year-round and flowers from early spring through late summer.



## About the Land



Soapstone's 22.4 acres stand near the confluence of two freshwater creeks fed by a spring-fed lake. The combined stream flows as Soapstone Creek for close to a half mile through the property, eventually emptying into the North Fork of the Nehalem River. The land is densely forested with cedar, Western hemlock, bigleaf maple, cascara, red alder, Sitka spruce and Douglas fir. In spring wildflowers carpet the forest; in summer red huckleberry and elderberry bushes flower



and fruit; in fall the red and burnt umber of vine maple and Oregon grape stand out against the many rich greens of fern and moss. We have cut trails and a small meadow, but otherwise have left the property in its natural state.



The stream is a spawning ground for annual runs of wild salmon. During the fall and early winter, you can see coho, chinook and steelhead as they swim up Soapstone Creek to lay their eggs. You can watch the females create a redd (nest) with much splashing of their tails, and see the males chase one another away. Just downstream from the cabin, Soapstone Creek widens to form a swimming hole.



The water in Soapstone Creek is pure and clear except when a hard rain has stirred it up. There are no dwellings or other users upstream from us in the watershed.

It is not unusual to see deer, coyote or beaver tracks or to hear the coyotes at night. Occasionally river otters have been spotted playing in the creek. Other animals that visit the land but are not likely to be seen are elk, mink, black bears, nutria, voles, ground squirrels, beavers, moles, raccoons, muskrats, skunks, shrews and chipmunks.

Many birds make their home here including kingfishers, woodpeckers, barred owls, and water ouzels; great blue herons, bald eagles and osprey are often seen.

Although you cannot see any other building from Soapstone, you are actually not far from several neighbors. It feels isolated and wild, but is not wilderness. It would be more accurate to describe it as "rural."

The land east of Soapstone Creek is zoned R-5 (residential, 5 acre minimum per house). The land west of the creek is zoned F-80 (forest uses only).



# About the House

On the ground floor of the main structure there is a cozy living room area, a kitchen and eating area, a hallway with bathroom, 4 closets and a washer & dryer.

The kitchen has hand-built wood cabinets, a glass-top electric range with oven, refrigerator, small dishwasher, a table for 6, and an alcove with windows holding a hand-built captain's bed with drawers underneath.



The bathroom has a shower, toilet, and sink with hand-built wood cabinet.

Stairs lead to a sleeping loft and an outdoor deck with wrought iron railing that looks out over creek and meadow.

The kitchen, eating area and sleeping loft (see below) are made spacious and light by a large sunroof.

The third level is reached by two short ladders and is a perfect cube with large round windows that face exactly north, south, east and west, two of which look out over the creek. There is a built-in desk and drafting table.

A breezeway connects the main structure to a separate bedroom/studio with a twenty-foot vaulted ceiling, and two walls of windows looking out over Soapstone Creek and the forest. A skylight over the bed shows the moon and stars at night. There is a small loft accessed by a ladder.



The breezeway has a built-in Jacuzzi tub spa with tile surround, a custom-made wrought iron gate at one end and a sliding "barn" door at the other end, so the breezeway can be either open or securely closed.

The main building is heated by a wood stove. There is optional electric heat for the bathroom and hallway. The studio has a small wood stove and also electric heat. Both wood stoves are efficient and easy to use, and were installed with permits.



The core of the cabin was built in 1978. Some of it was torn down and rebuilt to code in 1997. Stairs replaced a ladder to the sleeping loft in 2009.

There are two out-buildings: a shed that houses the water system (wood construction, composition roof) and a good-sized woodshed (wood construction, open in front, mostly closed on 3 sides, same green metal roof as house; holds a year's worth of wood, 3.5 cords) .

- 80-gallon hot water heater was replaced in 2009.
- Wood frame construction
- Electric wiring and plumbing installed 1997, all to code
- Connected to Tillamook PUD for electricity.
- Telephone service and DSL through Nehalem Tel & Tel
- Central station burglar alarm, and a loud roof siren.

**The main structure and the studio are 1714 sq. ft.**

- living room (16 x 12) 192 sq. ft.
- kitchen & eating area (16 x 20) 320 sq. ft.
- hallway, bathroom, hot water heater closet & breezeway (28 x 16) 448 sq. ft.
- sleeping loft (triangle shape) 128 sq. ft.
- tiny landing between sleeping loft and cube 30 sq. ft.
- cube (9 x 9) 81 sq. ft.
- water studio (16 x 16) 256 sq. ft.

**Outdoor living space**

- second floor deck 448 sq. ft.
- stone terrace 925 sq. ft.

**Out buildings**

- woodshed is 133 sq. ft.
- water shed is 30 sq. ft.

**State-of-the-art water system**

Property has water rights from the State of Oregon for an amount sufficient for all water needs. Water collects in a “ranney well” by the creek (a 12 foot deep cistern made from concrete rings). A submersible pump pumps the water up to a 1500 gallon storage tank where it’s purified with an Ozonator (ultra-violet light and ozone), then goes by gravity to a 50 gallon pressure tank and from there into the house. The water shed holds the pressure tank, the breaker box, a filter system and the Ozonator. Installed with permits 1998.



**Modern septic system**

Installed with permits in 1998 with septic tank alarm for maintenance.



*Photographs*



**PAGE ONE**

Columbine against the stone terrace, summer  
 Soapstone Creek, spring  
 Looking north to the house from the creek trail, summer  
 Kitchen and eating area

**PAGE TWO**

Gates to the property on Hwy 53  
 Soapstone Creek, late summer  
 Trillium  
 Stones in the creek late summer

**PAGE THREE**

Looking up at the "cube"  
 Jacuzzi tub in breezeway  
 Woodstove in main building  
 Looking at the the building from across the creek, early fall

**PAGE FOUR**

Bedroom/studio from upper deck  
 Chinook salmon spawning, fall  
 Looking down on the property from a hill  
 Looking south down Soapstone Creek with the house on the left, late summer

**PAGE FIVE**

Edge of meadow seen from house, winter  
 Sunroom and "cube," winter  
 Looking into the bedroom/studio at night  
 Japanese firepit on stone terrace, winter

*The asking price is \$650,000 with a conservation easement (specifics of easement negotiable). Property may be viewed by appointment only.*

Property tax information: Clatsop County; tax code: 1004; prop. class 641; account ID1786; map 409220000402; 2010 taxes: \$1599.85

*For more information email [retreats@soapstone.org](mailto:retreats@soapstone.org).*

