



Below is a list of our most commonly asked questions as of September 21, 2019. If your question is not answered here, please feel free to contact us at suzanne@oliviabeach.com or call 541-921-1247.

Frequently Asked Questions

When did Olivia Beach begin building? – 2006.

What is the total number of homes in the neighborhood? – Olivia Beach is comprised of 140 home sites with 124 sold and most completed.

How many new homes are available now? – We have 1 model under construction & 10 ocean view lots remaining to build a new home. All are located in Phase 3, our final phase. If you would like to find out more details that include home plan options, pricing & timing, please call our Broker, Suzanne, at 541-921-1247.

What is the pricing for a new Olivia Beach home? – Current prices are \$450,000 to \$749,000. Floorplan sizes vary & all have an ocean view. Specific house plans have been slated for every lot but can be customized.

Who buys a home at Olivia Beach? – All generations own a home. On average, just less than half keep their property strictly for a second home. Near half use their beach house for personal use but also rent it out when they are not using it in order to make it a more affordable purchase and a few own purely for investment purposes or a full time residence.

Where is Olivia Beach located? – Olivia Beach is located a few minutes south of central Lincoln City, OR in the historic district of Nelscott. Olivia Beach begins at the corner of SW 28th St. & SW Beach Ave. The easiest way to reach the site is to go west on SW 32nd St off Hwy 101. Turn right on Coast and left on SW 28th St. to Beach Ave. For a more scenic route you can also follow the ocean front on Coast Ave.

Are there any move-in ready resales available? – Yes! There are always a handful of resales advertised. In addition to what is online, we often know of others that will be coming up. Having built every house in Olivia Beach, they are all good options. It's true that a new home allowing you to customize your plan & finishes has wide appeal but we do understand falling in love with something already done, the lot location and timing.

What is the process to build a new home? – Once you know Olivia Beach is where you want to be, we look at which lot and basic plan would be the best option for your price point. We look at the plans together and tweak as necessary, fine tuning the plan once your \$5000 refundable deposit has been made to escrow. When you are totally happy with the plans, (assuming you are) it is then that you would place a 10% deposit and we get started with the building process. You have a solid 2+ months to select interior finishings. We invite you for walk throughs along the way. Once the house is completed, that's when you bring in the balance of 90% or complete your home loan. Then move in!

Do you sell lots? – Yes, please inquire with our Broker, Suzanne for more information.

What is included in your pricing? – Advertised prices include the land and the finished home with standard options. Out standards include solid surface in the kitchen & option for bathrooms, hardwood floors on the main, extensive trim, landscaping and more. Common upgrades include wainscot & ship lap, hot tubs, decks / patios and fencing.

Are Garages Included? – Every lot accommodates a 1-2 car garage however design & price is based on individual sales.

What is your building schedule? When can I get my home? – Once we enter into contract a finish date is established. Construction takes 6-12 months to complete, depending on activity when you purchase.

What is the cash requirement when we go into contract? – We require a 10% non-refundable deposit after you have selected your home, based on the full purchase price of the home.

Are any oceanfront properties available? – Our ocean front lots are sold but we have many home sites that offer an ocean view.

Is there beach access? – We have stairs to the beach that run between our two ocean front lots. This beach access leads our owners and guests to some of the only tide pools in the area. Additionally, one of the nicest public beach accesses in the area is just 5 blocks down, which is handicapped accessible if stairs are an issue.

What amenities does your neighborhood have? – **We have a heated, outdoor, salt water swimming pool with bathrooms and exercise room.** A large central park features playground equipment, a sand volleyball court, picnic tables and a fire pit with bench seating. Our northern park features a small green, great for playing and having lunch with an ocean view & exercise room in the pool clubhouse. Phase 3 features another pocket park featuring a fire pit and kids playground.

I'm interested in owning a vacation rental. Is this allowed? - Olivia Beach has been zoned VR, (Which no other area in Lincoln City has yet obtained.) so there are no restrictions on the number of days one can rent which helps to see the full investment potential. Vacation rentals are allowed with a Vacation Rental Dwelling Permit, commonly known as a VRD, through the City of Lincoln City.

Is there a property management company available? –There are a variety of management companies that are used in Olivia Beach. Please inquire direct for suggestions. Some owners also do very well managing privately. Revenue projections can be obtained by direct inquiry.

Does Olivia Beach have a Home Owners Association? - Olivia Beach has a Home Owners Association with CC&R's. Currently dues are \$400 a quarter. These dues provide for the care & maintenance of the common areas that includes three parks, the beach access and pool. CC&R's address neighborhood requirements such as parking of boats & RVs, architectural elements, quiet hours, etc in order to preserve the integrity of the neighborhood.

What is the difference between the homes at Olivia Beach & Bella Beach? - We have been able to make several refinements in Olivia Beach that were not considered or afforded when developing our first neighborhood, Bella Beach. Sidewalks, curbs, street trees, street lights, paved alleys and oyster shell paths are just some of the differences you'll find in the neighborhood. The cottages include several improvements from our earlier work. Architecturally correct siding and porch details, picket fences, improved landscaping, hard wood floors, granite counter tops and improved floor plans will add character to these carefully crafted cottages. Olivia Beach includes more park space and a swimming pool. The beach at Olivia is considered superior and the in town location of Olivia Beach makes for easier accessibility to shops & restaurants.

How can I learn more about the area? - Olivia Beach is located in the historic district of Nelscott in Lincoln City. The area known as "The String of Pearls". Nelscott is the latest "pearl" to be revitalized. You can find out all the details by visiting www.historicnelcott.org. For more information on the surrounding area, please visit www.oregoncoast.org.

How Can I get more information on Olivia Beach? –Please contact Suzanne, our listing Real Estate Broker @ 541-921-1247 / suzanne@oliviabeach.com or visit our website at www.oliviabeach.com.