



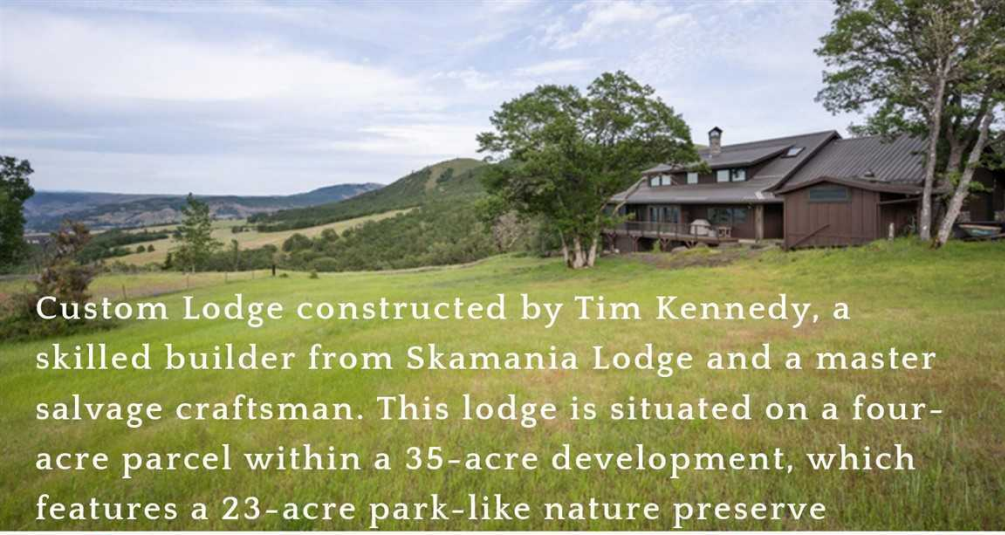
1945 CYNTHIA WAY

LOCATED ON 4 ACRES IN MOSIER OREGON

DAN VOLKMER  **TEAM**

Specializing in Historic & Architecturally Significant Homes

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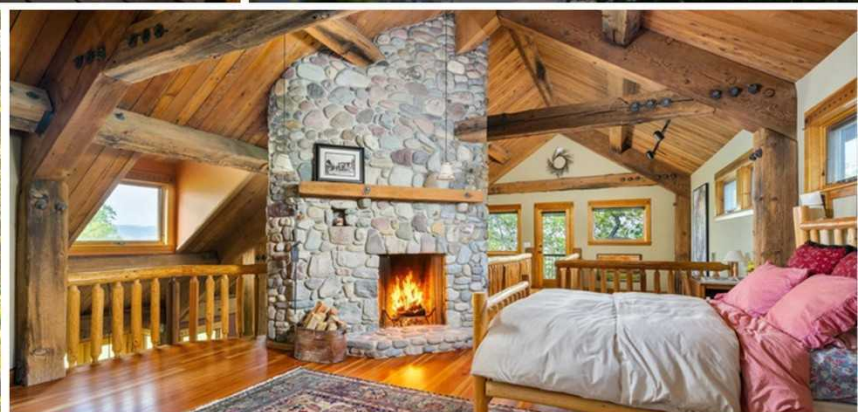


Custom Lodge constructed by Tim Kennedy, a skilled builder from Skamania Lodge and a master salvage craftsman. This lodge is situated on a four-acre parcel within a 35-acre development, which features a 23-acre park-like nature preserve



complete with private trails and ancient oak trees in Mosier Oregon.

Featured in Oregon Home Magazine in 2002



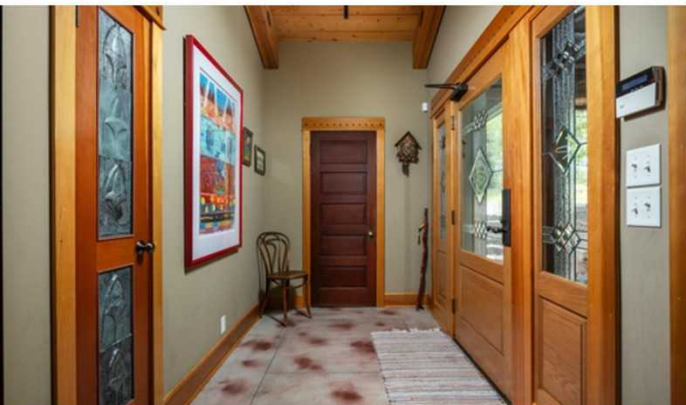
1945 Cynthia Way: Crafted with purpose, this residence is designed to harmonize seamlessly with its environment. Drawing inspiration from the traditional pioneer homesteads and barns of the Wild West, the home reflects a deep respect for its setting.

To preserve the surrounding tranquility, all utilities have been buried underground. The main floor was designed for acoustics, and centered around a striking two-sided, two-story fireplace constructed from Columbia River stone. The in-ground hydro-geothermal heating system enhances the peace and tranquility, by warming the spaces ambiently.



The home's builders took inspiration from rustic homesteads and barns of the Old West as the overall design aesthetic. Then by incorporating architectural salvage from turn of the century buildings as well as sunken ships off the Pacific Coast, this 25 year old retreat with modern and efficient systems still conveys an old soul charm.

The home's elegant leaded-glass front door comes from Riverside Golf Course, another Columbia River connection. Touches like this infuse the home with an old soul, despite its modern and efficient systems.

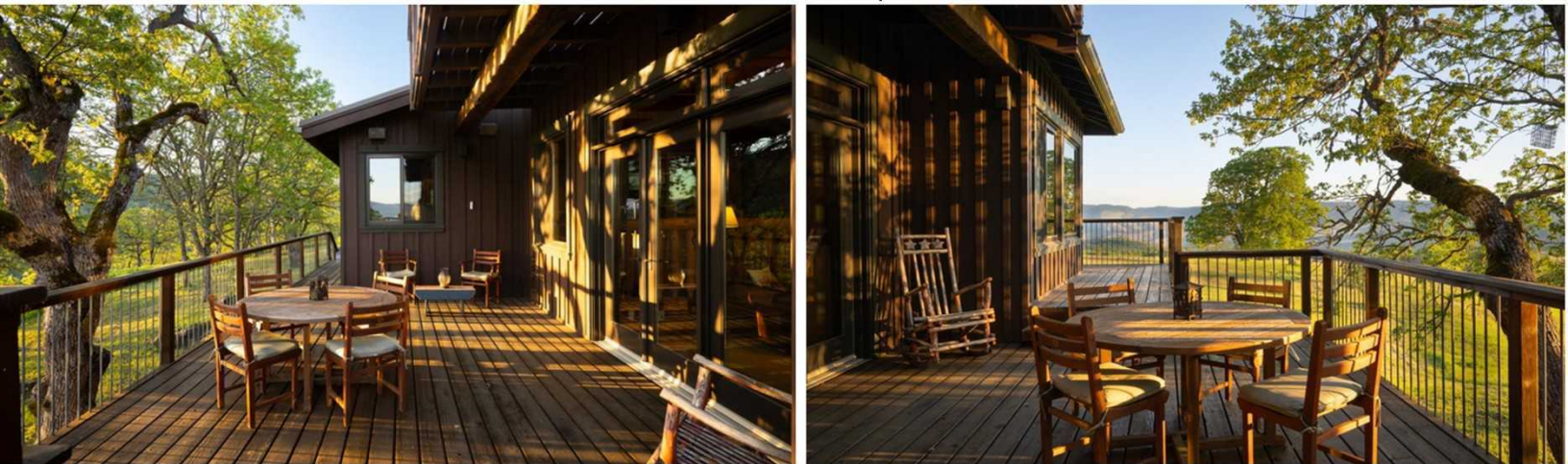


Enter the vaulted foyer to behold a dazzling experience of what might be the most beautiful living space in Wasco County and most representative of the aesthetics that anchor this home to its site. The generous coat closet is distinguished by a five-panel door - reclaimed from a women's shelter in Portland. Additionally, salvaged tin roof tiles, from a pioneer church in Pendleton, Oregon, serve as decorative accents throughout the home. This foyer seamlessly connects to the inviting sitting room, which shares a two-sided fireplace with the living room, effectively making the fireplace the focal point of the main floor.





The main floor is centered around an impressive two-sided, two-story fireplace crafted from Columbia River Stone, which accentuates the grandeur of the 25-foot vaulted ceiling supported by timber trusses. The 24" x 24" salvaged timbers, sourced from the dismantled Bumblebee Tuna Cannery in Astoria, add a unique historical element to the space.



French doors open to the wraparound deck, which encompasses two sides of the home and overlooks the Columbia Gorge National Scenic Area.



The library, which also functions as a media space, is located adjacent to the living room. This level has been thoughtfully designed with acoustics as a priority. The open layout surrounding the fireplace fosters a sense of connection among the rooms.



The openness of the main floor presents a cornucopia of architectural delight. From every perspective, the home captivates with its carefully selected materials, strategic angles, abundant natural light, and stunning views to the north and east.



The dining area features a series of doors that open onto a two-sided, wraparound deck. This deck includes a covered section specifically designed for barbecuing, conveniently located between the kitchen and the dining room.



The dining area seamlessly connects to the kitchen, designed as an open-concept space that is ideal for entertaining and allows multiple cooks to collaborate joyfully.



The chef's kitchen boasts high-end appliances, including a Wolf range with four burners and a griddle, enhanced by a commercial hood, and plenty of storage space. The apron-front sink is centered on the view of Mt Adams. The heart of this area is a central island featuring an additional prep sink.

A breakfast bar connects the dining room and kitchen, providing extra storage and serving as a perfect spot for casual conversations or enjoying morning coffee. This kitchen is outfitted with charming plate holders and a backsplash crafted from salvaged tin roof tiles from a Pioneer church in Pendleton, Oregon, which adds character and fits the home's rustic aesthetic.

Across the kitchen, an adjacent walk-in pantry, complete with a sink and laundry set-up, is conveniently located near the entrance to the two-car garage. Extensive cabinets feature pull out shelves and organizers.





The main floor offers two guest bedrooms, each adorned with vaulted ceilings crafted from tongue-and-groove knotty pine. Both rooms are equipped with double closets, their doors elegantly accented by century-old tin roof tiles. Douglas Fir woodwork frames all windows and doors, enhancing the overall aesthetic. Notably, each bedroom door is a distinctive salvaged piece, ensuring that no two doors are alike.



Nestled between the two bedrooms is a full bathroom featuring tile countertops that harmonize with the shower, which includes a jetted tub. This bathroom boasts Douglas fir trim, a vaulted ceiling, and two salvaged five-panel doors, all of which contribute to its sophisticated charm.



A conveniently located half bath off the foyer is prepared for guests to freshen up before dinner. The central staircase is a work of art in itself. The unique slab-wood steps are enhanced by decorative accents, including cement cutting blades that pay homage to cowboy boot spurs, complemented by a metal cowboy boot adornment.



The staircase ascends to the primary bedroom, which features a stunning two-story river rock fireplace and a vaulted ceiling. Transom windows offer views from three sides of the home, while a lofted walkway provides access to a charming top-floor tree-top deck.



Imagine settling in for the evening, surrounded by the comforting crackle of a wood fire. Transom windows are open, welcoming the cool night breeze. Awaking just in time to witness the sunrise casting a copper-pink alpenglow upon Mount Adams creates a breathtaking moment of beauty.



Rustic elements are evident throughout the space, including niches designed for candles and light fixtures adorned with barbed wire. The salvaged clear-grain fir floors lead to the vaulted primary en suite bathroom.



The bathroom features double sinks, a shower, and a spacious jetted soaking tub enhanced by a skylight. Adjacent to this, a walk-in closet is equipped with custom organizers and reclaimed salvaged five-panel doors.



The den, situated adjacent to the library on the main floor, offers a welcoming environment for remote work. Featuring windows on three sides, it provides picturesque views of the property, including the pond and basalt patio. Accessed through the den is the interior staircase, which leads to the daylight lower level.



The den overlooks a basalt-lined patio, where large basalt steps descend toward a spring-fed pond adorned with lily pads and water irises. A rustic picnic bench provides a picturesque spot for contemplation, allowing one to fully appreciate the stunning views of the Gorge and the vibrant wildflowers that bloom in fields of yellow and purple during the spring. This area is near the entrance to the lower level.

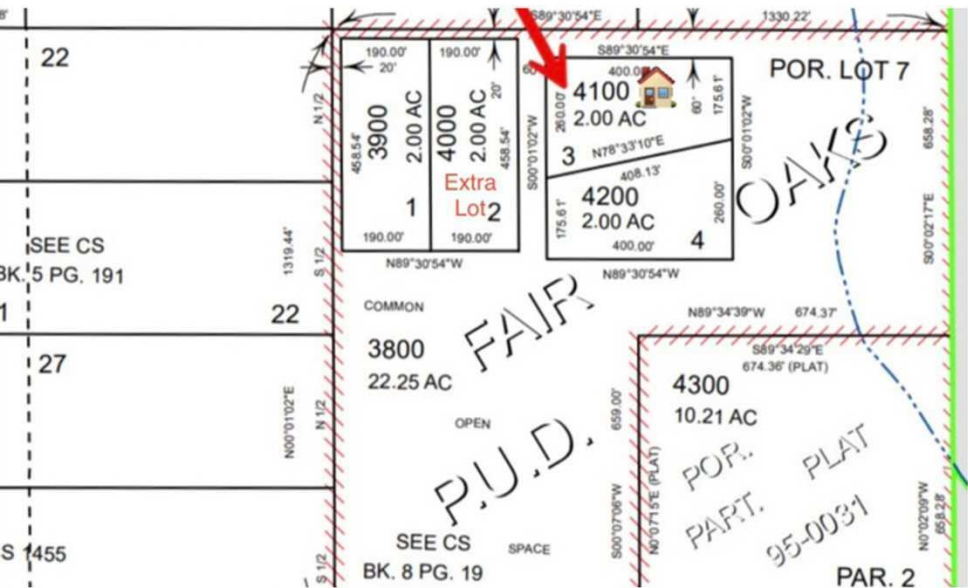
The daylight lower level was designed as guest quarters, with its own kitchen, laundry and independent exterior entrance & patio. This space connects to the main floor via an interior staircase to offer use as a family room.





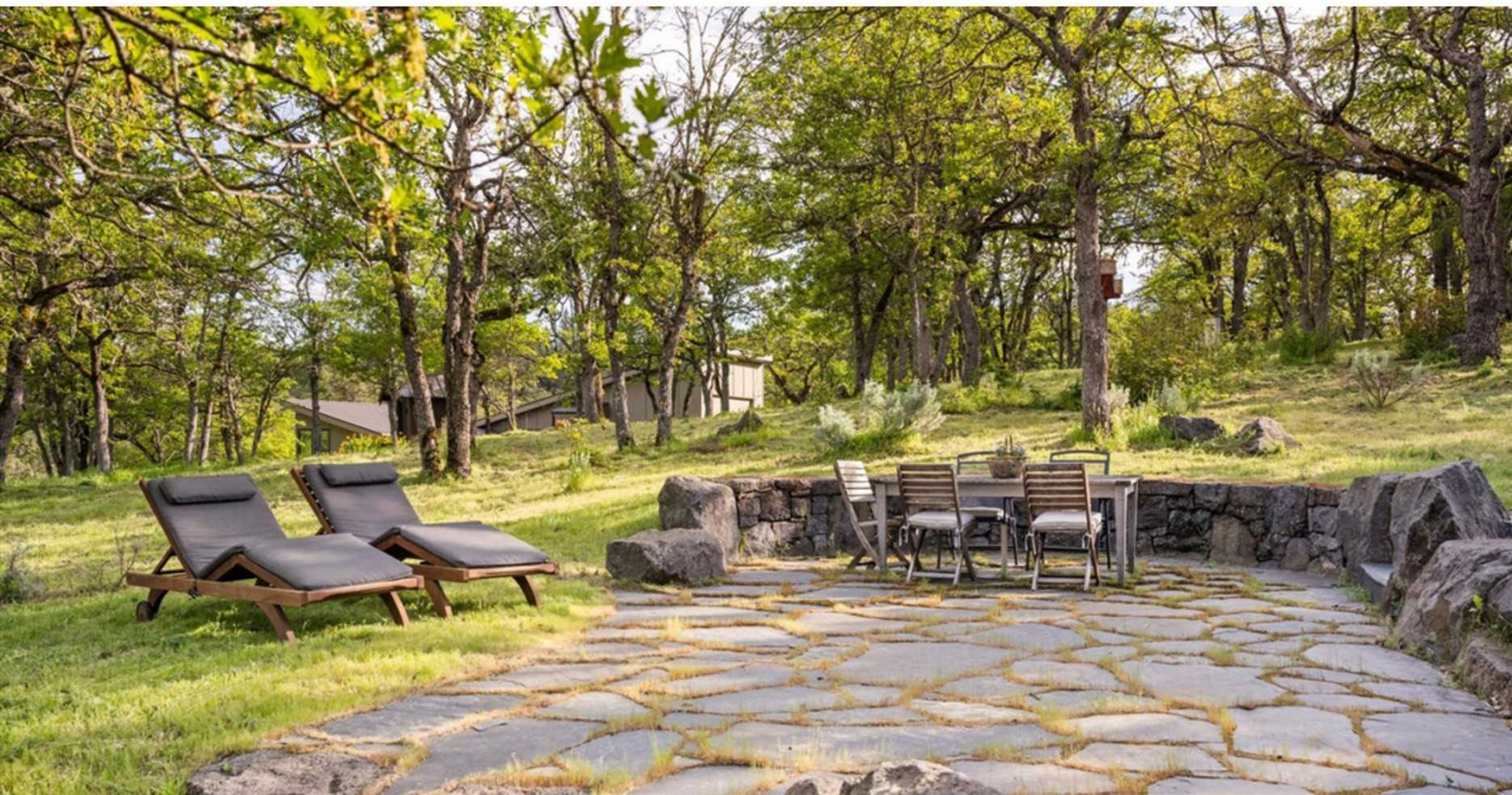
The residence is strategically sited on a 2-acre parcel, to enhance privacy. The owners acquired an adjacent 2-acre parcel, which is included to ensure the pastoral, natural surrounding. The house is located on Lot 3, while the second lot, also encompassing 2 acres, is designated as Lot 2.

The property is part of a 35-acre planned development, known as Fair Oaks, which consists of six 2-acre lots, of which only five homes currently exist. The Fair Oaks neighborhood features a collectively owned and maintained 22.5-acre area of open space, managed by a five-member homeowners' association. This preserve resembles a natural park, complete with trails blazed by neighboring residents. Residents can stroll through fields with wildflowers and ancient oak trees, taking in the picturesque views of Mount Adams. Additionally, the Fair Oaks preserve is home to diverse wildlife, including flocks of wild turkeys, bobcats, deer, and coyotes.



The detached garden shed, crafted by Niagra Designs, boasts a vaulted ceiling enhanced by skylights. A strategically positioned window above the soapstone sink perfectly frames the view of Mt. Adams. This space offers 140 SF (approx.)









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From Left to Right, Licensed Real Estate Brokers:
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WHERE OLD-WORLD MEETS EDITORIAL ACCLAIM

This unique, custom-built home was featured in Oregon Home Magazine in 2002, showcasing its exceptional craftsmanship that integrates architectural salvage while minimizing its impact on the surrounding environment and its natural beauty. Writer David Sharp remarked, "the house bespeaks history, rootedness, and an abiding connection with the turbulent Columbia Gorge terrain that surrounds it. Despite being a new structure, it possesses a distinctly old soul."

SALVAGE STYLE



Who says new houses can't have old souls? Here's how city slickers Candace McKinley-Potts and Ron Potts ended up with a new Mosier, Ore., retreat that has the feel of a Western homestead.

BY DAVID SHARP
PHOTOGRAPHY BY DAVID PAPA ZIAN

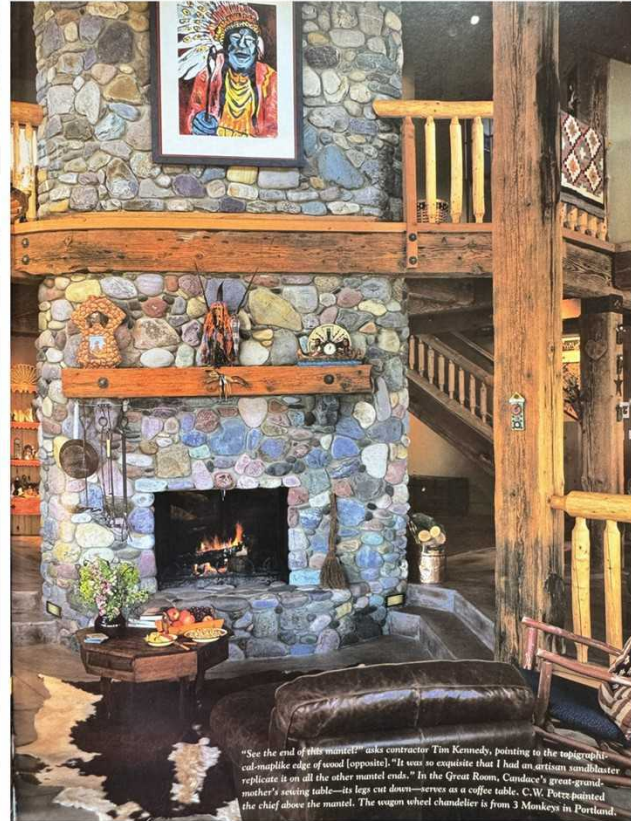
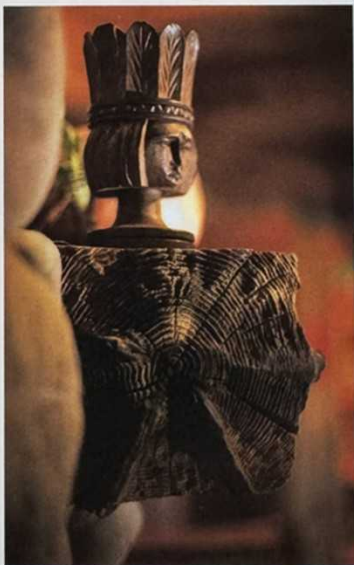
The barnlike roofline, the crackly-textured bedroom doors with mismatched knobs, the rustic virgin-fir mantel, the fireplace made of river rock, the massive beams that look as weathered as the masts of an ancient ship: everything about the house bespeaks history, rootedness and an abiding connection with the turbulent Columbia Gorge terrain that surrounds it.

Everything, that is, except its age. The owners, writer Candace McKinley-Potts and her physician-husband Ron Potts, built their classic Western-style house in the semi-arid town of Mosier, Ore., just two years ago. Despite being a new structure, it has an decidedly old soul. Thanks to their contractor's imaginative use of salvaged materials, their architect's mastery of timber-frame design and the Potts's own insistence on having the house do justice to the dazzling setting it would occupy, they successfully infused their recently completed retreat with a charm typically found in dwellings that date back generations. "We wanted to really live with these timbers

and not conceal them, and we wanted a place that was quiet and reflective, yet warm and inviting," says Ron. "The design works perfectly for us."

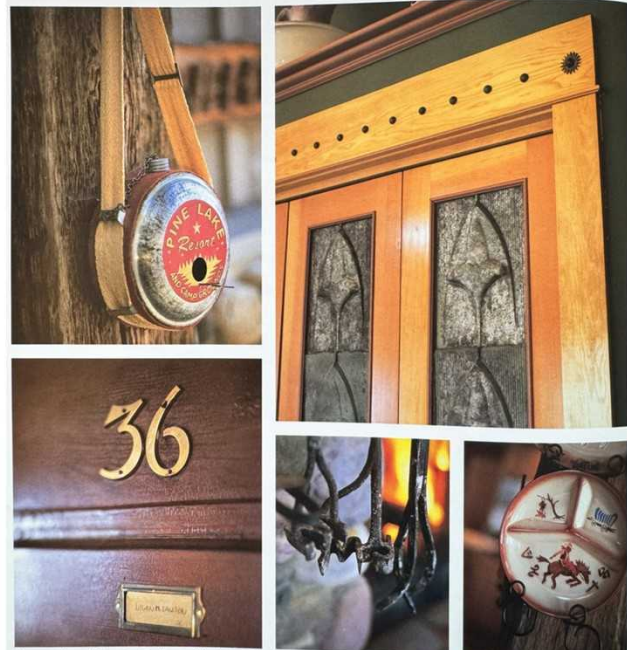
Now the Potts divide their time between a Portland condo and the Mosier home. How this otherwise-urban couple whose passions include the symphony and bookstores ended up owning a home in a small Columbia Plateau town is a tale that began years earlier, when a job transfer prompted the Potts to relocate from Portland to Cleveland, Ohio. There, they lived part of the week in the city, but traveled on weekends to a cozy retreat they owned in the Amish farmlands of eastern Ohio.

The Potts returned to Portland seven years later and moved back into their former home—a 1907 Victorian they'd rented out during their stint in the Midwest. As happy as they were to be living again in the City of Roses, the couple realized just how much that pastoral hideaway in the Midwest had meant to them—and began scouting the state in search of a similar retreat. From the start, they wanted it to be within an easy drive of Portland, yet far enough away to escape Western Oregon's notorious rain.



"See the end of this mantel" asks contractor Tim Kennedy, pointing to the topographic cutawaylike edge of wood [opposite]. "It was so exquisite that I had an artisan sandblaster replicate it on all the other mantel ends." In the Great Room, Candace's great-grandmother's sewing table—its legs cut down—serves as a coffee table. C.W. Potts pointed the chief above the mantel. The wagon wheel chandelier is from 3 Monkeys in Portland.

The Look Defined



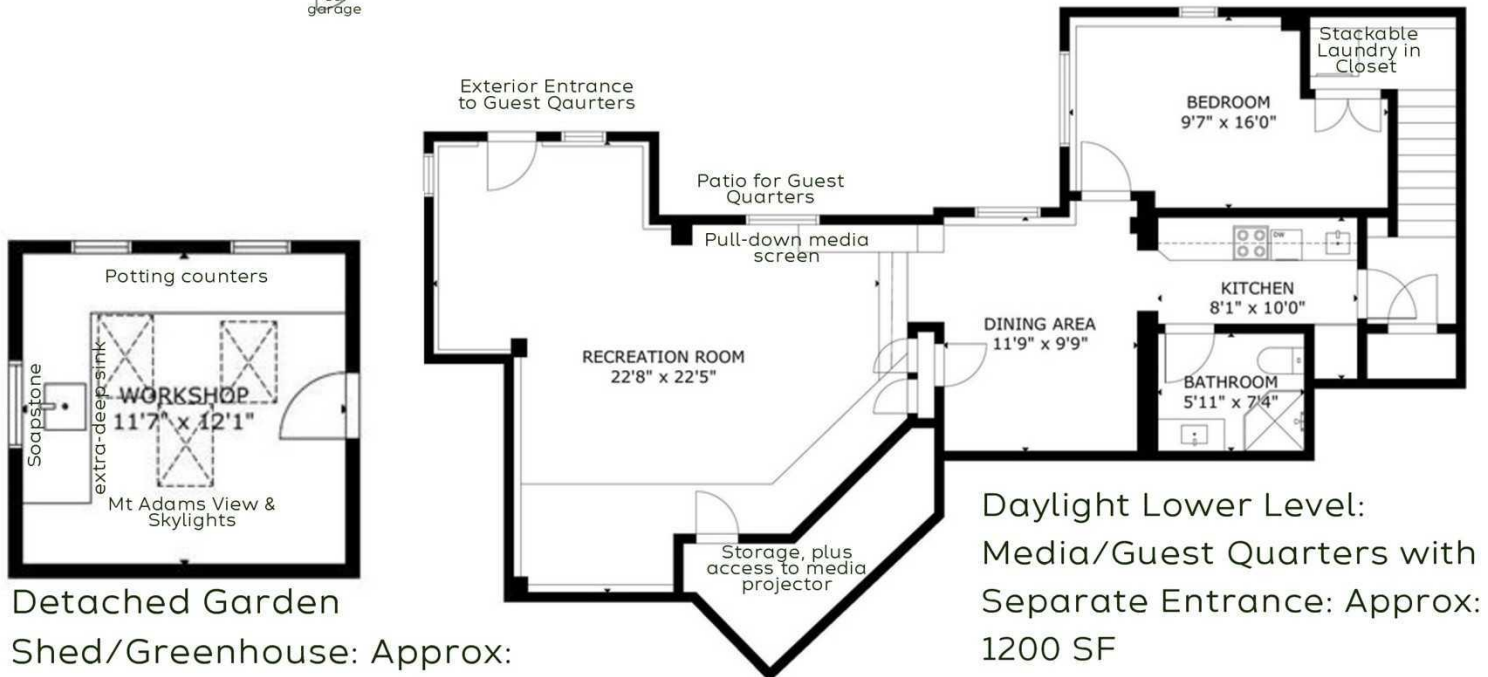
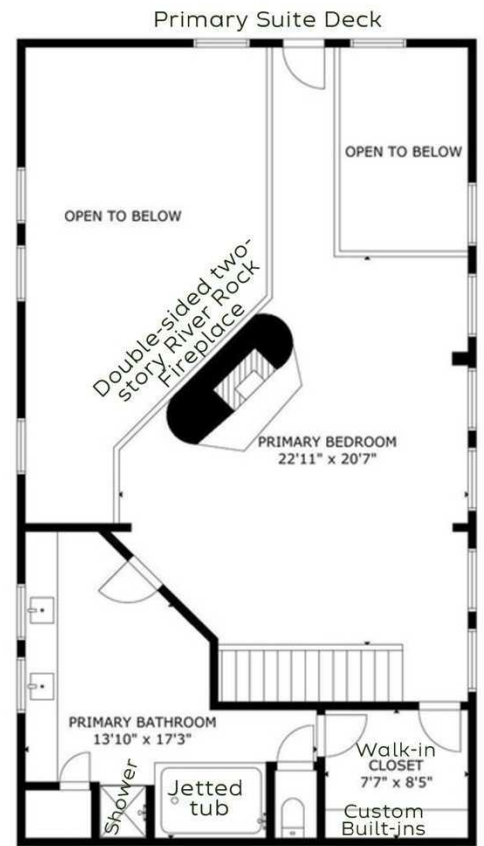
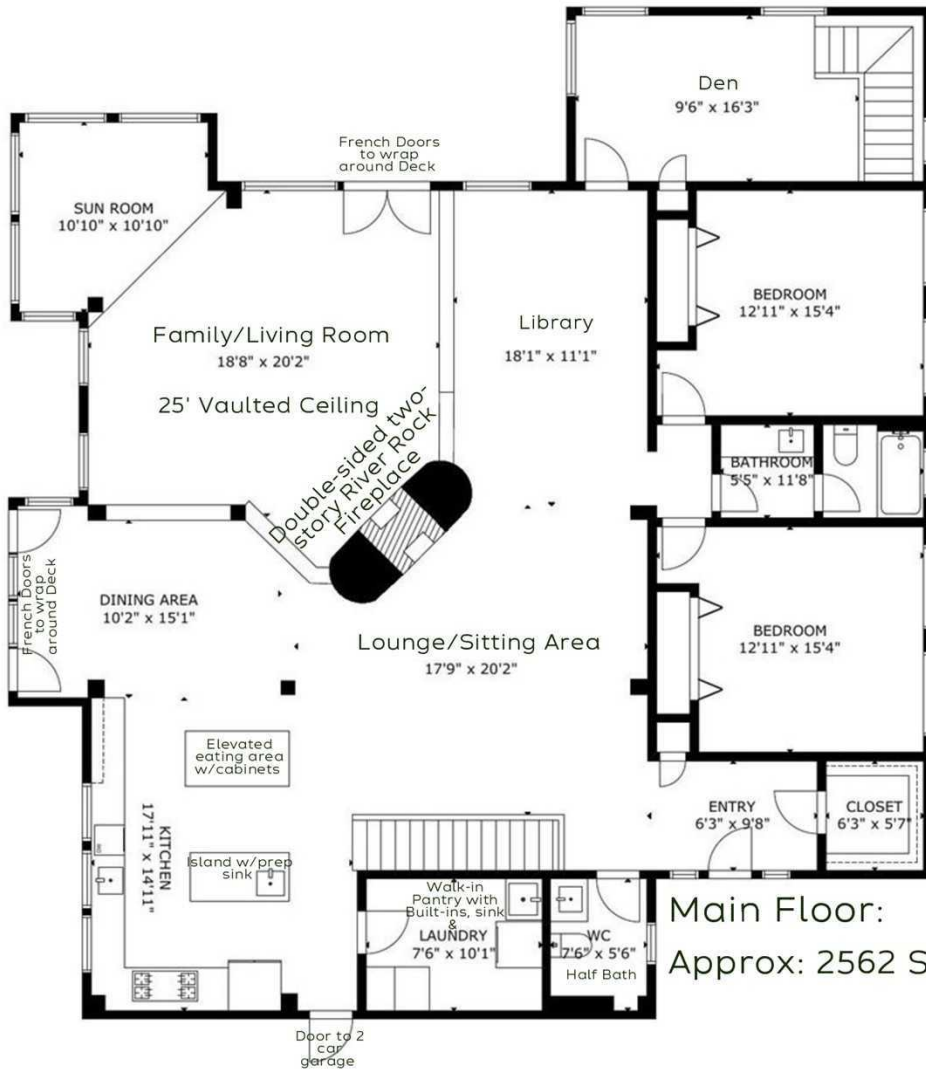
So many salvaged things give Candace and Ron's new house soul (clockwise, from left): interior doors hail from a home for unwed mothers; a canteen becomes a birdhouse; closet doors feature steel tiles from a church roof; a stoneware plate brightens a wall; branding tongs do firewood duty.

FEATURES & DETAILS OF 1945 CYNTHIA WAY

- Built in 1998 - Designed by Architect Robert Reed and built by Skamania Lodge builder and master salvage enthusiast Tim Kennedy
- 4 Bedrooms + den, library & daylight level guest quarters
- 3 Full & ½ bathrooms
- 4,870 Total SF - per Wasco County: Three levels: main floor, upper loft primary suite and lower level daylight guest quarters, with kitchen, bedroom, full bath, and daylight lower level guest quarters. This level includes independent laundry and it's own exterior entrance.
- Built using salvaged materials including: 100+ year old, old-growth timbers from the dismantled Bumblebee Tuna Cannery in Astoria, tin roof tiles from a pioneer church in Pendleton Oregon, Salvaged CVG Flooring, 5-panel old-growth fir doors saved from a women's shelter in Portland,- some doors still bear the room numbers.
- Consistent heat through in-floor heat from Hydron Geothermal heating system. The home also has a heat pump for cooling in the summer.
- 2 car attached garage opens directly into kitchen
- Back-up propane generator for heating and electrical systems
- 400 Amp electrical service
- Electronic air filter service
- Propane gas hot water heater
- Water: Shared Well with one neighbor
- Sewer: Septic Tank
- Detached garden shed with electricity, skylights and view of Mt Adams. Shed Design by Niagra Designs. Slab stone sink connects to a hose for water.
- 4 Acres of Property: 2 tax lots, 2 Acres (approx.) each
- 2025 Taxes for 2 lots: House Lot #3: \$12,923 - Lot #2: \$346.05 = \$13,269
- Located in the Fair Oaks Neighborhood, which is a 35 Acre planned development of six 2-Acre lots. The utilities were placed underground and the lots were placed to minimize the impact on scenery. Only 5 homes exist today. This offering includes two 2-Acre lots as 2 lots were purchased to maximize privacy.
- Served by Schools: Mosier Community School K-12
- RMLS #662901048

FLOORPLAN OF 1945 CYNTHIA WAY

Floor Plan per Matterport Technology: Measurements are Approximate
Wasco County States Home is 4,870 SF (Approx.)



Detached Garden Shed/Greenhouse: Approx: 140 SF (not included in total SF)

LOCATION, LOCATION, LOCATION: MOSIER OREGON!

Mosier is a serene and quaint town that boasts unmatched quality of life and breathtaking scenery. Nestled along the basalt cliffs of the Columbia River Gorge, this charming community is a short drive from Hood River. With a population of fewer than 500 residents, Mosier presents endless opportunities for outdoor enthusiasts, featuring a trail system initiative that will soon connect Gorge communities, vineyards, and orchards, creating a continuous 200-mile trekking loop on both sides of the Columbia River.

1945 Cynthia Way is situated 4.6 miles from the vibrant heart of downtown Mosier. As you drive through the town, you'll be treated to stunning views of vineyards and orchards, including the Evans Fruit Company, where you can enjoy U-pick peaches and cherries. Just 3.4 miles from the home, Analemma Winery offers tastings alongside a delightful, slow-food-inspired farm-to-table menu. They also host events and provide U-pick options for cherries and lavender.

