

History

The Inn is listed as one of Columbia County's top 10 properties of historical significance. Homesteaded by the Petersen family and later purchased by Willie Wolff a German Immigrant in 1938. The Petersen's were orchardists, and some of the original pear trees and one apple tree remain, who harvested their fruit and took it by wagon to market in Washington County. When Willie purchased the farm in 1938, he was primarily a dairy farmer, but he also raised chickens, turkeys, and pigs and horses. He sold the milk to Mayflower farms in Portland which later became Standard Dairy. He originally used work horses to farm the land and later gave way to more modern methods of farming with machinery. Upon his retirement from dairy farming, he enjoyed raising and riding horses. Originally the farm was 500 acres, and eventually when he retired he retained the current 103 acres. We are the third generation to own and live on the farm.

Inn built in fall of 2007-fall 2008

The Coastal Mountain Sport Haus is an Agribusiness/Destination Resort that opened its doors in 2009. Owners Glen and Sandy began construction in the fall of 2007, completed it in fall of 2008. The owners designed the buildings and were the general contractors for the Inn and physically built the Carriage House. With an eye for detail the Inn captures the warmth and natural surroundings, while including many energy saving features, it feels like a world away. The Inn and the Carriage house enjoy sweeping views of the Nehalem River and meadow. It is here where many wildlife sightings and beautiful sunsets take place.

Location

The Inn is located half way between Portland and Astoria. Just an hour's drive from the bustle of the Pearl District, and the many cultural venues offered in the city, one can make an easy transition to the natural beauty of the area. Also just an hour's drive from the Oregon Coast, make the Inn an ideal location for a peaceful retreat, or a home base to take everything in. The Inn is located 10 miles NW of Vernonia, Oregon.

Energy Efficient/Sustainability

The Inn was designed to incorporate many energy conservation features including:

- 2x8 wall construction filled with R-30 insulation
- Ceiling insulation is an R 60
- Perimeter insulation installed around the concrete floor and insulation underneath the concrete for added comfort and energy savings.
- Double Pane windows
- Energy efficient appliances include tank less water heaters and individual heat pumps in each of the rooms provide added comfort to our guests stay.
- Solar Panels designed specifically to take advantage of the Northwest's cloudy days to assist with water heating for both domestic water heating and our energy efficient hydronic heating system.
- Sunflower shower heads, low flow toilets and energy efficient lighting round out the energy efficient standards here.

The Carriage House also includes many energy saving features and they are:

- 2x6 wall construction filled with R- 21 insulation
- Ceiling insulation is an R-30
- Double Paine windows
- Tank less-Propane water heater and individual heat pump in upstairs rooms.
- Sunflower shower head, low flow toilets and energy efficient lighting.
- Wired and plumbed for a propane backup generator

The Features

The Inn is best described as “farm chic” with a modern design that takes advantage of the natural landscape, and views.

4 bedrooms with custom maple armoire, complete with half bath.

2 spacious spa like shower rooms complete with 2 showers each featuring sunflower showerheads and Italian tile, the custom black walnut vanity with designer sinks and hardware help round out the spa experience.

A large media/multi purpose room with 63 ½ “screen TV with HD satellite service and Bose surround sound, and vaulted ceiling.

Designer lighting & custom solid Maple finish work though out.

2nd story covered deck provides sweeping views of the landscape and skyscape.

10 ft. Ceilings on the main level with eight foot solid maple doors.

The two garage doors complete with safety glass transform the multipurpose room and dining room into a lovely venue for entertaining.

Custom maple cabinetry and granite countertops throughout.

Coffee bar seats four and the plumbed in Andreja Premium espresso machine is can easily accommodate the morning’s espresso request.

The dining room is open and adjacent to the coffee bar and seats 16.

Exterior cedar, board and batten style with metal roof.

The mechanical room and storage area houses the electrical and plumbing shut offs in addition to the tank less hot water tanks, and the water storage for the solar system.

WiFi is installed

Features continued:

The Carriage House

The suite includes an office area and a place to relax and enjoy some quiet time. Built in alder cabinets, a built in closet, a granite desk top, and internet satellite connection complete the list of suite amenities.

All upstairs finish work is in alder, including solid wood doors and window framing.

The full bath includes a custom soaking tub, sunflower showerhead, marble vanity top, and a two person sauna.

A bunk room, containing 8 bunk beds and mattresses, and all the bedding is included.

Two heat pump units supply the energy requirements for both heating and cooling.

A deck off the suite allows one to take advantage of the sweeping views of the meadow and river.

5 skylights add to the natural light that is infused throughout both rooms.

The first floor is home to the shop/storage area; all shelving in this area is included.

The washer and dryer, included, with utility sink are also here.

A large storage closet under the stairwell provides an excellent space for wine storage.

The single car garage, 2500 gallon water storage, and water plant are located here.

The water plant is a state of the art water system, drawing water from a well. The water is used for both human and animal consumption.

An approved fire suppression hose bib is attached to the east side of the carriage house.

All hose bibs are frost free bibs.

This building is plumbed for a propane powered emergency back-up generator.

The tank less water heater is propane, and the suite is plumbed for a propane auxiliary heat system.

The outdoor soaking spa

This custom soaking spa also serves as an additional 2500 gallon fire suppression water source. The spa has a Hayward Propane Pool heater and Hayward Maxiflow pump. The custom equipment building is built with cedar and recycled tin. The easy to roll insulated cover maintains the heat and keeps the wildlife out.

The solar system

The solar system is used in the hydronic heating system to heat the main floor of the Inn and also provide supplemental hot water for domestic use to the Inn. The system includes 4) AP-30 Apricus Collector with evacuation tubes, and a 400 gallon tank with a $\frac{3}{4}$ heat exchanger. This system was projected to pay for itself in 5 years.

The Barn

This turn of the century barn includes hand hewn timbers and old growth cedar boards. It has been stabilized and currently provides shelter for the cows, hay storage, and holds a small enclosed garden/greenhouse.

The Land

103 acres with forest and meadow with approximately $\frac{1}{2}$ mile of Nehalem River frontage. There is approximately 1 mile of New Zealand Fencing and roughly $\frac{1}{2}$ mile of barbed wire fencing. The corral is a mix of board and New Zealand fencing. The land is gentle slope to flat. Approximately 20 acres of pasture land is in the 100 year flood plain overlay. The sixty plus acres on the east side of Hwy 47 is 14 and 13 year old forest reprod. On the west side of Hwy 47 there is 15 acres of marketable timber ready for harvest. Gus Creek winds thru the east side of the property and empties into the Nehalem River on the west side of the property. The mineral rights will go with the property. A natural gas well has been drilled on the eastside of the property in the 1980's, and there has been some current interest in drilling again. The pasture land provides forage for 8 head of cattle and enough hay to sell and winter over the cattle.

Seven new apple trees have been planted, 6 cherry trees, 10 blueberry bushes, several raspberry bushes and tayberry bushes have also been planted. These additions currently round out the seven heritage pear trees, one apple tree and 2 black walnut trees that were part of the original planting at the turn of the century

Columbia County and the local area

We are located in Columbia County 10 miles NW of Vernonia on the Nehalem River. We are just an hour from Portland by car or several hours away by bicycle. Since opening the Banks-Vernonia Liner trail has increased the outdoor recreational opportunities for people from the Metro area. There is an abundant number of State, County, and City parks that help promote a healthy lifestyle.

The Nehalem River has one of Oregon's largest runs of native steelhead and salmon. ***The Oregonian***

Columbia County is home to the most productive forest land in the nation. ***The Pinchot Institute***

The Nehalem Valley has some of the cleanest air in the State of Oregon. ***National Ocean and Atmospheric Association***

The Banks-Vernonia linear trail is Oregon's first rails to trails state park. ***Oregon State Parks***

We are home to abundant wildlife including but not limited to: Roosevelt elk, black tail deer, coyotes, bobcats, black bear and an occasional cougar.