

TILLY JANE · FOREST RETREAT

EST. 1980 · MOUNT HOOD

COOPER SPUR · MOUNT HOOD · OREGON

# Tilly Jane Forest Retreat

*A rare Cooper Spur chalet on Mount Hood —  
measured in seasons, not square feet.*

---

Offered at **\$1,475,000**

[tillyjanemthood.com](http://tillyjanemthood.com)

THE INVITATION

# Some places you buy. This one you belong to.

**H**igh on the northeast shoulder of Mount Hood, where Cooper Spur Road climbs into old forest at thirty-five hundred feet, a cedar chalet sits among hundreds of mature trees with the mountain framed in its windows. This is Tilly Jane Forest Retreat — and it is the kind of property that changes hands perhaps once in a generation.

What you are considering is not simply a three-bedroom home on five wooded acres. It is a standing invitation: to wake to first light on a glacier, to ski before lunch and sit by a stone fire by dark, to paddle a still alpine lake in July and walk your own forest in the first snow of November.

It is a foothold in one of the Pacific Northwest's most quietly coveted corners — a valley of orchards and vineyards, a river gorge that draws the world's windsurfers, a mountain that never closes, and a small city that has become an unlikely magnet for engineers, founders, and families who want to live where they play.

The pages that follow are about the house. But they are just as much about the life that comes with it — and about why so little of this land will ever come to market again.

<b>±5</b> WOODED ACRES	<b>3,500'</b> ELEVATION	<b>3,336</b> SQ FT · 3 BD / 3 BA	<b>10 min</b> TO THE LIFTS
---------------------------	----------------------------	-------------------------------------	-------------------------------



THE GREAT ROOM · OPEN-BEAM CEDAR & STONE

THE RESIDENCE

## A cedar chalet built for gathering, glass, and firelight.

Vaulted, open-beam ceilings lift the great room to walls of glass that pull the forest — and the mountain — indoors. **Two stone fireplaces** anchor the home across its levels: the woodsmoke-and-cedar center of gravity on a winter evening. A green-shelved **library with rolling ladder and window seat** looks straight into the trees, and a primary suite with a claw-foot tub sits above it all.

The chalet lives across multiple levels, with a lower family room and game room made for a full house of guests. It is offered **fully furnished and turnkey** — ready the weekend it changes hands.

---

**01 Two stone fireplaces**  
Masonry hearths across two levels

---

**02 Library & reading nook**  
Built-ins, rolling ladder, window seat

---

BEDROOMS	3
BATHROOMS	3
LIVING AREA	3,336 sf
ACREAGE	± 5 ac
ELEVATION	3,500 ft
BUILT	1980
CONSTRUCTION	Cedar
PARCEL	Lot 3, Snowbird
MLS #	500475967

A CLOSER LOOK

# Inside the retreat.



GREAT ROOM & STONE HEARTH



PRIMARY SUITE



CHEF'S KITCHEN



DINING ROOM



LIBRARY & READING NOOK



FIRESIDE DEN



GAME ROOM



FIRST SNOW ON THE ROOF · LARCHES STILL GOLD

THE SETTING

# Alpine solitude, ten minutes from the lifts.

The retreat sits high on Cooper Spur Road, perched above a forested canyon with framed views of Mount Hood's crown. It is genuinely secluded — hundreds of mature firs and larches, a quiet road with little traffic — and yet within easy reach of everything the mountain and the valley offer.

Ski at Cooper Spur and Mt. Hood Meadows within twenty minutes. Drop into the orchard town of Hood River and the Columbia River Gorge in about half an hour. Reach Portland and its international airport in roughly ninety minutes. Few places balance true seclusion against genuine convenience the way this one does.

<b>10 min</b> COOPER SPUR SKI	<b>20 min</b> MT. HOOD MEADOWS	<b>~30 min</b> HOOD RIVER	<b>~90 min</b> PORTLAND / PDX
----------------------------------	-----------------------------------	------------------------------	----------------------------------

TILLY JANE · FOREST RETREAT

THE RECREATION

WHAT COMES WITH THE LAND

# Beyond the Deck

*A life lived between summit, forest, and river — beginning with the historic trail that shares this home's name.*

---

CHAPTER I — TILLY JANE

COOPER SPUR · MOUNT HOOD



THE TILLY JANE TRAIL • MOUNT HOOD FROM THE NORTH SIDE

CHAPTER I • TILLY JANE

## The trail that shares your name.

**T**illy Jane was a real woman — remembered for her lively character and her love of Mount Hood's north side. Her name settled onto the creek, the campground, the trail, and the historic cabins that have anchored this side of the mountain for more than a century. And now it names this retreat.

From the cabin, the historic **Tilly Jane Ski Trail (#643)** climbs roughly two and a half miles and two thousand feet through a silvered ghost forest — the legacy of the

2008 Gnarl Ridge Fire, which swept the area yet spared every historic building. It delivers you to the 1889 heart of Mount Hood mountaineering: the Tilly Jane cabins, the Cloud Cap–Tilly Jane Historic District, and the northeast face above.

Climbers, skiers, and families have made this walk for over a hundred years. Owning the retreat makes it your walk, too — a signature day-hike that begins minutes from the front door.

<b>1889</b> AREA ORIGINS	<b>#643</b> TILLY JANE SKI TRAIL	<b>~2.5 mi</b> TO THE CABINS	<b>NRHP</b> HISTORIC DISTRICT
-----------------------------	-------------------------------------	---------------------------------	----------------------------------

# A historic district, minutes up the mountain.



THE TILLY JANE A-FRAME • BUILT 1939 BY THE CCC



TILLY JANE CREEK



THE A-FRAME IN SUMMER

THE A-FRAME • 1939

### A legendary ski hut

The CCC-built log A-frame — ridge-to-ground rafters on boulder abutments — sleeps up to forty and is reservable year-round.

GUARD STATION • 1931

### The Crag Rats' mountain

Built with a fireplace by the Hood River Crag Rats — the oldest mountain rescue group in the U.S. — and still reservable today.

CAMPGROUND • 1924

### Stone-hearth history

A free-use Forest Service campground on Tilly Jane Creek, with the U-shaped rock fireplaces laid in 1926.

LEGION CAMP • 1920S

### Two thousand strong

The American Legion's annual Mt. Hood climbs drew hundreds; the 1938 outing gathered more than 2,000 people.

#### EXPERIENCE IT

Day-hike the Tilly Jane Loop from near the cabin, or stay the night: the A-Frame and Guard Station are reservable through Recreation.gov (permit 233326) and the stewards at Friends of Tilly Jane. **BEYOND THE ROCKS TO SLEEP** Inside the history in your own backyard.

# Life on the mountain.

Mount Hood is the rare peak that never truly closes. From the retreat's own door, a full winter — and a long alpine summer — is a matter of minutes, not hours.

## DOWNHILL

### Three mountains, one base camp

Cooper Spur's family slopes are ten minutes away; Mt. Hood Meadows' big terrain about twenty; and Timberline offers lift-served glacier skiing into summer — the longest ski season in North America.

## SUMMER ALPINE

### Wildflowers to the timberline

Cooper Spur is the highest point on Hood reachable by trail. Summer opens meadows of wildflowers, the Timberline Trail, and the historic Cloud Cap Inn — all within the upper valley.

## BACKCOUNTRY & NORDIC

### The Tilly Jane trail at your door

The historic Tilly Jane and Cooper Spur ski trails climb from nearby Cloud Cap toward the mountain's northeast face and Eliot Glacier — legendary ski touring, snowshoeing, and the 1930s Tilly Jane A-frame.

## AT HOME

### Snow that comes to you

Sled and snowshoe from the property, then thaw by a stone fire. Here, the mountain isn't a day trip you drive to — it's the yard beyond the glass.

# The valley & the water.

Below the snowline, the upper Hood River Valley unfolds into still lakes, trout rivers, and one of the great orchard landscapes of the American West.

## ALPINE LAKES

### Lost Lake & Laurance Lake

Laurance Lake sits just past Parkdale — minutes away — for canoeing, kayaking, and fishing beneath the peak. Iconic Lost Lake, with its postcard Mount Hood reflection, lies a scenic drive west.

## CAMP & WANDER

### Forest-service country

Cloud Cap, Nottingham, Sherwood, and Lost Lake campgrounds ring the property — a lifetime of weekends in the Mt. Hood National Forest, all from your own basecamp.

## PADDLE & CAST

### Canoe mornings, trout evenings

Glass-calm water for canoe and paddleboard, and the East Fork of the Hood River for fly-fishing wild trout — a rod, a canyon, and no crowd.

## THE FRUIT LOOP

### Orchards, cider & blossom

The valley below is renowned pear, apple, and cherry country. Spring brings the blossom; autumn brings the harvest, farm stands, cideries, and u-pick along the celebrated Fruit Loop.



# Hood River & the Gorge.

Thirty minutes north, the Columbia River Gorge delivers world-class sport and a small city with an outsized culture of food, drink, and design.

## WIND & WATER

### **The windsurfing capital of the world**

The Gorge's relentless summer wind has made Hood River a global capital of windsurfing and kiteboarding, with stand-up paddling and river swimming for gentler days.

## TABLE & GLASS

### **Breweries, wineries & farm tables**

Full Sail, pFriem, and a dozen more taprooms; valley wineries and cideries; and a downtown of farm-to-table restaurants, galleries, and a working waterfront.

## TWO WHEELS & THROTTLE

### **Post Canyon to Surveyor's Ridge**

Ride Post Canyon's flow trails and the ridgeline of Surveyor's Ridge with Mount Hood on the horizon — plus designated OHV and dirt-bike country in the surrounding national forest.

## FLY IN

### **Your own wings to Hood River**

Fly straight into Ken Jernstedt Airfield, the valley's general-aviation field — home to the WAAAM antique-aircraft museum and a beloved annual fly-in.

## A small valley with a serious economy.

The Hood River area is no longer only orchards and wind. Over the last three decades it has quietly become one of rural America's most interesting economies — a place where world-class engineering happens between ski runs.

The Gorge is home to a genuine aerospace and unmanned-aircraft cluster: **Insitu**, a Boeing subsidiary and the region's largest high-tech employer, alongside Hood Technology, Cloud Cap Technology, AeroVel, and a constellation of engineering startups — enough to earn the valley the nickname “Dronetown.” Just east in The Dalles, **Google** operates a major data-center campus. The Gorge Technology

Alliance now knits dozens of firms together.

Beneath the high-tech layer, agriculture endures at scale: this is one of the Northwest's **premier pear regions**, with apples, cherries, and wine grapes filling the valley floor. Add a tourism-and-recreation economy drawing visitors year-round, and the result is a diversified base rare for a town this size.

For remote-working founders and professionals — roughly an hour from Portland and its international airport — the equation is simple: metropolitan-grade work, alpine-grade life. That demand is exactly what makes scarce mountain property like this so durable.

<b>Insitu</b> BOEING / UAV HUB	<b>Google</b> THE DALLES DATA CENTER	<b>Pears</b> PREMIER NW ORCHARD BELT	<b>~60 mi</b> TO PORTLAND
-----------------------------------	---	---	------------------------------

# You cannot build another one.

This pocket of Cooper Spur is ringed by national forest and held under forest zoning that permits **no new lots and no new construction**. The privacy here is not an amenity a developer can add later — it is a permanent condition of the land. The supply of homes like this is, quite literally, fixed.

Inventory in the upper valley is thin and getting thinner as demand from remote professionals and second-home buyers deepens. Properties of this caliber — wooded acreage at altitude, with the mountain in the glass — reach the open market rarely, and seldom twice in the same decade.

Against that backdrop, the pricing is deliberate. A **January 2026 appraisal set value at \$1,500,000**. The retreat is offered at **\$1,475,000** — below appraisal, fully furnished, and turnkey — to place it with the right family this season.

APPRAISED (JAN 2026)	\$1,500,000
OFFERED	<b>\$1,475,000</b>
FURNISHINGS	Included
FINANCING	Seller avail.
ZONING	Forest
NEW BUILDS	Not permitted

Offered for sale by owner. Buyer's agents welcome. Seller financing available to qualified buyers, discussed directly with the owner.

ARRANGE A PRIVATE SHOWING

# See it for yourself.

Reach the owner directly to ask a question, request additional detail, or schedule a visit to the property. Serious inquiries are warmly welcomed.

**James Hull**

360·903·4619

[nwhulls@gmail.com](mailto:nwhulls@gmail.com)

[tillyjanemthood.com](http://tillyjanemthood.com)

---

10581 COOPER SPUR RD · MT. HOOD PARKDALE, OR 97041 · MLS# 500475967

Offered for sale by owner; listed on RMLS via a licensed Oregon broker. Buyer's agents welcome. Recently appraised at \$1,500,000 (January 2026); offered at \$1,475,000. Acreage of approximately five acres reflects a recorded boundary line adjustment and is approximate; adjoining creek and canyon features are area amenities and do not convey. All figures, boundaries, square footage, zoning, and terms are deemed reliable but not guaranteed — buyer to verify independently. Recreation, distances, and area information are approximate and provided for lifestyle context. Equal Housing Opportunity. © 2026 Tilly Jane Forest Retreat.