



# Ponderosa Properties, LLC

REALTORS AND PROPERTY MANAGEMENT

Serving the Sisters, Camp Sherman  
and Black Butte Ranch Areas

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*The Locals' Choice*

221 S. Ash St. | P.O. Box 1779, Sisters, OR 97759 | [www.PonderosaProperties.com](http://www.PonderosaProperties.com)

## New Listing!



### SECLUDED ACREAGE...

...on the canyon overlooking the Deschutes River. Adjoins BLM land on 2 sides. This private sanctuary is perfect to design and build your dream home. Possible views. Just a hike down to Deschutes River below for excellent fly fishing and mountain bike trails near by. **\$200,000.** MLS#201410856



### 70054 APPALOOSA DRIVE

Partial mountain views from a nice gently sloping building site located in Squaw Creek Canyon Recreational Estates. Great solar exposure from a natural openness with morning-to-evening sunlight. A grove of pines provides character and shade. Enjoy a spacious feel from surrounding homes on this corner lot in an established neighborhood with paved streets, underground utilities and community water system. **\$99,000.** MLS#201407747



### ASPEN LAKES GOLF ESTATES

This beautiful 1.14± acre homesite overlooks the 13th fairway of the award-winning golf course in the upscale development of Aspen Lakes Golf Estates just east of Sisters. Views of Mt. Washington and Black Butte. Paved streets, security gates, underground utilities, recreation center, pool, tennis courts and an outstanding clubhouse with restaurant. Purchase includes 2 years free golf membership. **\$169,950.** MLS#201302579



### SEE THE MOUNTAINS...

...from this 4.7-acre parcel in the Sisters area. Tuck into the trees and have a nice view of the North Sister and Middle Sister out your window. No homeowners dues. Centrally located to Sisters, Bend or Redmond. **\$154,000.** MLS#201401855



### SEVEN CASCADE MOUNTAINS...

...will be some of your closest neighbors from this 5+ acre parcel. Level easy builder with your home, outbuildings and animals an out-right use. Easy access to everything that Central Oregon offers, and in the Sisters School District. **\$149,000.** MLS#201401852



### 453 S. PINE MEADOW

West-facing perimeter lot with mountain view and tall ponderosa pines. Included are full architectural plans for 2-story house. Side load with alleyway to north. Seller is licensed real estate broker in the state of Oregon. **\$149,000.** MLS#201408761



### 350 E. ASPENWOOD

Look at this price for ready-to-build lot in frontier town of Sisters. Close to city parks, hiking/biking trails and all the offerings of our fabulous little town with incredible schools. Live the dream – what are you waiting for? Approved plans for 1,450+ sq. ft. home with ground-level master, 2 baths, attached alley-access garage. You will love the convenience, great neighbors, not to mention the affordability of this offering! **\$59,900.** MLS#201409343



### CROSSROADS LOT

A ponderosa-treed, large level homesite nearly 1 acre in size with paved access, underground utilities and nearby access to National Forest. Well on property is "AS IS." Buyer to be responsible for all utility hookups, septic feasibility and well verifications. **\$115,000.** MLS#201403143



### SISTERS COUNTRY LIVING BEGINS HERE

Single-level home on 10 quiet acres between Bend/Sisters. Fresh paint in & out, 3 BR/2.5 BA, 2-car attached garage, new carpet in bedrooms, new interior doors & 2,114 sq. ft. — perfect for downsizing. Propane stove w/river-rock surround in master, pellet stove & forced-air heat for convenience. Outbuildings include: barn w/hay storage, tack room, insulated shop w/220, & an open covered RV parking area w/4 adj stalls, cement floor. Fenced, corrals. Move-in ready! NFS close by. **\$399,000.** MLS#201409208

### HIGH DESERT LIVING AT ITS FINEST

This 1/2-acre home site is a chance to build in one of Central Oregon's finest communities. With a focus on wellness and "walking softly on the earth," Brasada Ranch offers a tip-top athletic club, Jacobsen/Hardy golf course and extensive equestrian center. Just 15 minutes to Bend. **\$100,000.** MLS#201408571



### QUALITY AND CHARACTER IN CAMP SHERMAN

Quality and character make this architecturally designed home in Camp Sherman stand out from others. The 3+ bedroom, 2.5-bath, 2,626± sq. ft. home features an open greatroom with log accents, an open-beamed ceiling, stone fireplace and woodstove, radiant heated tile floors, den/office and attached double garage. Completed guest quarters over the garage with own living room and kitchen. The property has low-maintenance landscaping and mountain views. There is year-round access to National Forest, the Metolius River and extensive trail system. Includes common areas, tennis courts and swimming pool privileges. **\$579,000.** MLS #201403142



### 61118 ASPEN RIM, BEND

Renaissance Homes with reputation for quality! Fir Prairie is favorite floorplan w/ striking design. Convenient location near park. Upgrade birch floors, maple cabinets, and slab granite with tile backsplash. Main-level master 13' tray ceiling + double doors to luxury bathroom. Glass doors to office or 4th bedroom. Loft ideal for media or sewing room, or library. Tile baths & floors. 8' doors, 9' & 10' ceilings. Eating area with 2 skylights plus formal dining. Loving care evident. **\$439,000.** MLS#201407599



### A MASTERPIECE IN SETTING AND DESIGN

Dynamic entry excites the senses as you gaze upon the spacious vaulted greatroom with stone fireplace & gorgeous mountain views. Thoughtful use of stone, wood, tile & trim highlight extensive cabinetry and custom features throughout. Warm & luxurious sunlight enters the home from beautiful south-facing windows looking to the Cascades over open space. Luxurious, yet practical and enjoyable kitchen. Well-planned, 2,820 sq. ft. of living space with 3 bedrooms, 3 bathrooms plus an office/library. Wonderful master suite with heated travertine-floored bathroom and large closet. Cozy guest bedrooms are separated from living spaces and master suite. Den with attached bathroom could make a great guest suite or 4th bedroom. Wonderful outdoor living spaces. Large triple garage. **\$749,000.** MLS#201401391

## SUN RANCH BUSINESS PARK

### BE A PART OF IT...

### Sisters' Only Custom Mixed-Use Community

#### INNOVATIVE NEW CONCEPT

- Light Industrial/Commercial
- Live/Work Loft Apartments
- Opportunity for Economic Diversity
- Small Condo-type Spaces
- Perfect for Start-ups and Entrepreneurs

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