



# Ponderosa Properties, LLC

REALTORS AND PROPERTY MANAGEMENT

Serving the Sisters, Camp Sherman  
and Black Butte Ranch Areas  
**541-549-2002 | 1-800-650-6766**

*The Locals' Choice*

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### GOLF HOME 18

This well-maintained 1,719± sq. ft., 4-bedroom, 2-bath cabin is ready for your Black Butte Ranch vacation getaway or rental home. The .51± acre homesite has ponderosa pine, aspen, fir, lodgepole pine and a view of the golf course across the street. Granite countertops, Pergo floors, tile entry and baths. Pine and cedar ceilings with rustic wood paneling throughout. There is a large front deck for outdoor living and dining. A great price! **\$359,500.** MLS#201305808



### WHERE THE QUAIL ROOST IN THE SPRUCE

Mature spruce and pine trees surround this large, dividable, in-town lot. Over 14,950 sq. ft. of land with paved streets on 3 sides for easy access. One set of city hook-ups are in place and paid for. One large homesite? Two homes? Homes with a granny flat? Duplex? You have choices! Currently has an old manufactured home and storage shed that are given no value. Buyer to remove. **\$169,000.** MLS#201410047



### NICE CORNER LOT!

Pine Meadow Village offers abundant mountain views, walking paths, meandering waterways, outdoor pool/hot tub, tennis courts and clubhouse for enjoyment while being just steps away from the quaint Western town. Choose your own builder and plan for your future home. Corner lot, no minimum size restriction & 2-story capability offer choices! **\$120,000.** MLS#201406356



### OPPORTUNITY TO BUILD

Rare building site available in Buck Run. Located in a very special neighborhood on the edge of town with easy access to Sisters trails, Creekside Park and town. Mature pines, yet a sunny setting provide a dynamic ability to build your special home with forest views. **\$179,000.** MLS#201402514



### BLACK BUTTE RANCH PERIMETER LOT GOLF COURSE HOMESITE #96

This .79± acre perimeter lot at Black Butte Ranch borders U.S. National Forest Service land on 2 sides. Huge views of Three Fingers Jack, Mt. Jefferson and Black Butte. One of the few remaining undeveloped lots at the Ranch. Great opportunity to build a new custom home. Water, sewer, cable, electric and phone available. **\$549,500.** MLS#201302708



### RIVERFRONT COTTAGE

Beautiful cabin on the Metolius River at the Metolius River Resort. Vacation getaway tastefully decorated & in like-new condition. Light & bright interior w/open beams, hardwood floors, granite counters & river-rock fireplace. River views abound from the charming interior as well as an expansive patio overlooking the spacious, peaceful central commons. Full-service onsite operational management providing interior cleaning, ext maintenance/repair & overnight lodging/acctg via HOA for maximum owner enjoyment. **\$495,000.** MLS#201404683



### KING OF THE HILL!

You will be king of the hill on this Brasada Ranch acre+ homesite. The 5-mountain view includes Mt. Bachelor, Broken Top, South, Middle and North Sister. This property backs up to common land, offers cul-de-sac privacy, is nicely treed and is one of the larger homesites available. Golf and athletic club memberships included with this purchase. **\$175,000.** MLS#201402211



### 771 E. GREEN RIDGE

Craftsman-style home close to schools and trails. Open greatroom w/laminate floors and gas fireplace. Granite tile kitchen counters, slate floors, and newly remodeled master bathroom w/ 2 walk-in closets. Large deck surrounded by nicely landscaped and fenced backyard. Close to parks and downtown Sisters. **\$229,000** MLS#201409042



### BLACK BUTTE RANCH CLASSIC

This custom home is in a secluded location at Black Butte Ranch bordering U.S. National Forest. Three bedrooms, 3 baths, 2,487± sq. ft. with attached double garage. Beautiful cedar and hemlock paneling throughout. Kitchen has hardwood floors, oak and custom etched-glass cabinets, slab granite counters, gas cooktop, Sub-Zero refrigerator and eating bar. Large open vaulted living area with a massive lava-rock fireplace. Third bedroom is a den/office with beautiful custom-built desk/organizers and lava-rock fireplace. Master suite with many custom cherry built-ins. Extensive decks constructed with Alaskan yellow cedar overlook the adjacent forest. **\$585,000.** MLS#201304994



### HISTORIC OREGON PROPERTY

Iconic property set amid old-growth trees, ponds, and gardens offers Cascade mountain views. Recently annexed into the city of Sisters, approved for 30 resort cabins, restaurant, lodge, and retail. This is the ideal base camp for Central Oregon with access to mountain biking, fishing, golf, skiing, hiking, etc. Situated adjacent to the newly upgraded small airport, and ideal for fly-in guests. This is a unique project that needs someone with imagination and energy! Seller is licensed Broker in Oregon. **\$1,250,000.** MLS#201405862



### A MOVE IN THE RIGHT DIRECTION!

This single-level, 3-bedroom, 2-bath Tollgate home is just what you have been looking for. Enjoy the vaulted greatroom with rich wood trim around the windows and doors. This master includes a walk-in closet and good separation from the 2 guest rooms. The hard work has been done: all new floor coverings and interior paint. The windows, exterior paint, roof and appliances about 6 years new, and the furnace was replaced in 2010. Common land on 3 sides for added privacy. Easy access to the pool, tennis and horse shoes! **\$279,000.** MLS#201407789



### GLAZE MEADOW 189

Located on a quiet cul-de-sac in Glaze Meadow, this 3-bedroom, 3-bath, 2,245± sq. ft. home was completely remodeled and updated in 2010/2011. There is a beautiful kitchen with granite counters, 2 sinks, eating bar and quality stainless appliances. The greatroom features slate and hardwood floors, great natural light, and hearth with woodstove. There is a very large main-level master suite with granite double sink counters, shower and separate tub. Second main-level bedroom and bath and upstairs loft with third bedroom and bath. Large exterior deck with a filtered meadow and Black Butte view where you can enjoy watching the horses and cattle graze in the pasture. Adjacent common area offers immediate access to a large natural meadow, lakes and adjacent National Forest. **\$699,500.** MLS#201401203

**The Locals' Choice!**

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