

Serving the Sisters, Camp Sherman and Black Butte Ranch Areas



# Ponderosa Properties LLC

*The Locals' Choice!*

REALTORS AND PROPERTY MANAGEMENT

541-549-2002

1-800-650-6766

www.PonderosaProperties.com

221 S. Ash St., Sisters

## New Listings



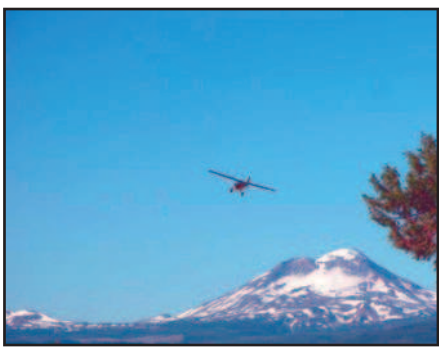
### TIMBER CREEK LOT

Excellent value lot in Timber Creek. New neighborhood with custom homes. Enjoy nearby Whychus Creek and park lands. Close proximity to Elementary school and City of Sisters amenities. **\$70,000.** MLS#201500570



### EXCITING MOUNTAIN VIEWS

Sisters' best condominium cluster. Exciting mountain views are available from the kitchen, dining area, greatroom & outside on the patio overlooking manicured lawns & pristine pasture lands. Massive ponderosa pines frame the pastures, foothills and Cascade peaks in nature's own award-winning style. Enjoy this well-cared-for 2-bedroom, 2-bath, 1,150 sq. ft. ground-level condo with detached garage. Pine Meadow Village offers spacious commons, water features, clubhouse with pool, spa & proximity to downtown. **\$229,000.** MLS#201500534



## 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

Lot 19.....	<b>\$80,000</b>
Lot 20.....	<b>\$95,000</b>
Lot 17.....	<b>\$100,000</b>
Lot 16.....	<b>\$102,000</b>
Lot 5.....	<b>\$120,000</b>
Lot 4.....	<b>\$125,000</b>
Lot 7.....	<b>\$130,000</b>
Lot 9.....	<b>\$180,000</b>

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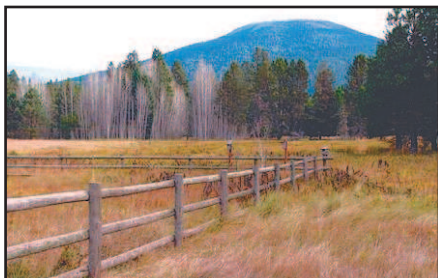
### SECLUDED ACREAGE...

...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



### 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



### BEAUTIFUL MEADOW SETTING

...with Black Butte and Green Ridge views in Camp Sherman bordering US National Forest. Water and utilities to lot, septic system installed. Close to Metolius River. Year-round recreation opportunities available. Hiking, fishing, biking, skiing, golf and much more. **\$249,500.** MLS#201409509



### 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



### 69825 PINE RIDGE ROAD

Tastefully remodeled retreat in desirable Indian Ford Ranch, with view of Sisters mountains, Black Crater, Mt. Washington. Sitting pretty on full acre(!) backed by Deschutes nature preserve where wildlife abounds! Room for RV/boat, plus garage has 12-ft. doors. Beautifully remodeled kitchen with custom cabinetry; new surfaces and flooring throughout. Multi-use laundry room w/basin, cabinets, and door to deck. Long bathroom vanity & dual basin. 2 fireplaces. You'll love the lush green meadow & tall ponderosa pines. **\$299,000.** MLS#201404219



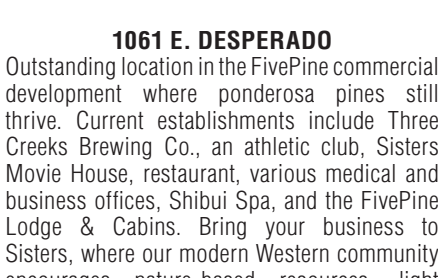
### A MOVE IN THE RIGHT DIRECTION!

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



### 70054 APPALOOSA DRIVE

Come take a look. 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



### 1061 E. DESPERADO

Outstanding location in the FivePine commercial development where ponderosa pines still thrive. Current establishments include Three Creeks Brewing Co., an athletic club, Sisters Movie House, restaurant, various medical and business offices, Shibui Spa, and the FivePine Lodge & Cabins. Bring your business to Sisters, where our modern Western community encourages nature-based resources, light industry, small retail, and wellness. **\$209,000.** MLS#201410494



### BEAUTIFUL CASCADE MOUNTAIN VIEWS

Beautiful Cascade mountain-view acreage located in the secluded Lower Bridge Basin. Nearly level 12.1± acres with juniper, sage and natural vegetation. Paved access, underground utilities, septic approved and recently drilled 490' well. Great access to BLM and Deschutes River. In an area of nice homes. **\$144,750.** MLS#201103780



### SECLUDED LARGE ACREAGE...

...with Cascade mountain views. This 82± acreage is bordered by BLM lands on 3 sides. End-of-the-road privacy. Conveniently located between Sisters and Redmond with easy county access to Highway 20 and Bend. **\$540,000.** MLS #201405035



### FOREST LAND

156-acre forest parcel located 10 miles NE of Sisters. Borders Deschutes National Forest. Property is well stocked with mature ponderosa pine through the valley and up the slopes of Stevens Canyon. The mix of juniper/pine forest on the upper plateau provides beautiful character and views over the adjacent forest land. Wildlife abounds throughout this remote, yet easily accessible property. Parcel is three separate tax lots, all deemed unbuildable by Deschutes County. **\$199,000.** MLS#201410433



### 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

MLS

Kevin R. Dyer  
541-480-7552  
CRS, GRI, Principal Broker

Rad Dyer  
541-480-8853  
ABR, CCIM, CRB, CRS, GRI,  
Principal Broker

Carol Davis  
541-410-1556  
ABR, GRI, Broker

Catherine Black  
541-588-9219  
CRS, Broker

Ali Mayea  
541-480-9658  
Broker, GRI, Green

Shane Lundgren  
541-588-9226  
Broker

Debbie Dyer  
541-480-1650  
GRI, Broker