

*Serving the Sisters, Camp Sherman and Black Butte Ranch Areas*



# Ponderosa Properties LLC

*The Locals' Choice!*

R E A L T O R S   A N D   P R O P E R T Y   M A N A G E M E N T

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221 S. Ash St., Sisters

## New Listings



### BEAUTIFUL VIEW LOT...

...in magical Camp Sherman. The meadow setting is perfect to build your retirement home or vacation getaway cabin. Huge view of Black Butte, southern exposure for great natural light and common area to the rear. Paved street, underground utilities, community water system and septic approved for standard system. Close to National Forest and the Metolius River. Common-area privileges include pool and tennis courts, hiking trails and much more! Year-round recreation opportunities. **\$150,000.** MLS #201503388



### VIEW-O-LICIOUS!!

Build that new home with a mountain view out your window. 2.5 acres of pines and privacy. A paved road, community water and buried power lines in this neighborhood of fine homes. **\$250,000.** MLS#2910017



### 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. **\$195,000.** MLS#201410856



### BEAUTIFUL REMOTE ACREAGE

Secluded, rolling ponderosa forest tree farm north of Sisters. This 157± acre parcel borders U.S. National Forest land. Property is off the grid with easy access most of the year. Enjoy open skies and abundant wildlife. Metolius Winter Deer Range. **\$399,000.** MLS#201003566



### METOLIUS RIVER CABIN

With a river view and close proximity to forest and trails, this rustic cabin is the best opportunity in years to own private property on the Metolius River. There is an open greatroom with river-rock fireplace, knotty pine paneling, wood floors, lots of natural light and 2 full-size upstairs bedrooms sharing a common bathroom. There is a large deck off the greatroom surrounded by beautiful landscaped grounds. This awesome vacation retreat can be rented nightly to help offset your expenses, and the full-time management services make it easy for you to relax and enjoy the serene setting. **\$295,000.** MLS #201400811



### TRULY A WORK OF ART!

Nestled on top of a magical setting, you will lose your breath as you enter the front door. Deschutes Land Trust's Camp Polk Preserve centers the landscape of an ever-changing meadow, abundant wildlife, Whychus Creek's restoration project, and morning sunrises. Over-sized windows throughout this exquisite home give a familiar yet contemporary sensation. Features include radiant floors and a Spark Modern Fireplace. Outdoor decks allow for year-round entertaining. **\$779,000.** MLS#201502326



### 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

### 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



### METOLIUS RIVER CABIN

Beautiful ponderosa forest setting on the Metolius River. Enjoy year-round recreation out your front door. This 2-bedroom, 1-bath, 648± sq. ft. cabin has an open greatroom with fireplace and woodstove. One-half interest in well. US Forest Service Special Permit. Offered fully furnished. **\$299,500.** MLS#201501644



### 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. **\$648,500.** MLS#201401203



### 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

### 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



## 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> |



### 68947 GRAHAM CT.

4 bedrooms in this Crossroads cutie. Single level, with a vaulted, paneled ceiling in the greatroom and a wall of windows to let the sunlight flood inside. Custom cabinets with tile countertops and flooring in the kitchen, 2 baths and laundry room. Newer carpets in the bedrooms and living room. Electric heat and a cozy woodstove. Good storage space in the home, double garage and garden shed. Front and back decks overlooking an acre on this quiet cul-de-sac. **\$289,000.** MLS#201501197



### VAULTED CEILINGS THROUGHOUT...

...extremely livable open plan that lives larger than sq. ft. sounds! What a pretty piece of land just north of Sisters with lovely ponderosas. Excellent ingress/egress/turn-around for boat, RV, contractor equipment; 720 garage, 480 woodshop/storage & small building; good shelving, slab floor. Alaska-pack R-30 floor & roof, concrete siding. Immaculately cared-for incl new carpet, interior paint, new dishwasher. Big pantry, breakfast bar, pleasant front porch ideal for small pet/child, 2nd deck, double sinks. **\$265,000.** MLS#201502882



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