

Serving the Sisters, Camp Sherman and Black Butte Ranch Areas



# Ponderosa Properties LLC

*The Locals' Choice!*

REALTORS AND PROPERTY MANAGEMENT

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www.PonderosaProperties.com

221 S. Ash St., Sisters

## New Listings



### 13370 RED CLOVER

Original owner, custom builder. Lovely setting comprising two pine/fir-studded lots. A hop, skip, jump to (quiet) Paulina Springs pool/tennis; yet close to GM Rec Center for indoor swimming/workouts. 3(!)-car garage with stairway to seasonal storage & woodstove. Presidential roof. Skylights/clerestory windows galore maximize natural lighting even in garage/workshop. Well-cared-for. Excellent primary residence or partners share. Wood ceilings/beam. Multiple decks. Riverrock fireplace, aggregate hearth. Sunroom dining for extended gatherings. **\$439,000.** MLS#201504250



### WONDERFUL TOWNHOME

...in the Pine Meadow Village community of Sisters. Greatroom floor plan with hickory floors, gas fireplace and French doors leading to a den/office or 3rd bedroom w/ half bath. Upstairs master suite and large guest bedroom with mountain views. Relaxing rear patios, both up and down with courtyard views and covered front porch with mountain view. Enjoy the clubhouse, pool/spa, walking paths with extensive water features. All just blocks from downtown Sisters. **\$269,000.** MLS#201504258



### VERY RARE FORESTED SETTING!!

40-acre get-away in ponderosa pine forest north of Sisters. Off the grid, 1,268 sq. ft. cabin with large loft (could be used for a double sleeping area). A separate 1,260 sq. ft. barn building. Solar system, propane & battery operation is compatible with a generator. Private well & pond. Property is surrounded in all directions by undeveloped private & USA forest/range lands. Quiet setting with abundant elk, deer & other wildlife. Incredible area for recreational horseback riding. **\$299,500.** MLS#201502376



### SOUTH MEADOW 218

Beautiful 4-bedroom, 3.5-bath, 4,611± sq. ft. home situated on a large and private 1.6± acre homesite with 450± feet of National Forest frontage and close to the Glaze Meadow Rec Center. The recently remodeled kitchen has a gas range, Sub-Zero refrigerator, trash compactor, pantry and granite countertops. Two gas fireplaces ... 1 in the living room and 1 in the downstairs master suite, plus a propane stove in the dining room. Two master suites and family game-room. Enjoy the view to the forest from the deck and hot tub or from the upstairs enclosed sunroom balcony. Attached 2-car garage and detached 3-car-plus-RV garage. One of the most private settings in Black Butte Ranch. **\$1,259,000.** MLS#201305802



### 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! **\$339,500.** MLS#201305808



### 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



### 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



### YOU BELONG HERE

2.5-acre parcels with community water, power and phone available. All lots offer you treed privacy and easy paved-road access. Be one of the first buyers in to claim a mountain view. Just minutes to Sisters. Priced \$142,500 to **\$250,000.** Call listing office for MLS#.



## 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>



### SPACIOUS AND GRACIOUS!

Over 2,700 sf in this custom-built NE Bend home. Hardwood floors & a Telluride stone-walled entry set the tone. Professional grade S/S appliances and granite countertops in this cook's kitchen that seats 8 at the bar and overlooks the main living area. Upstairs is a family/media room with a wet bar and friggie so you can grab your snack before the movie starts. An oversized master suite with 2 walk-in closets and finely appointed bathroom. The 2 additional guest bedrooms share a "Jack-n-Jill" bath. An office, sewing room and laundry round out this 3-bedroom, 2.5-bath home. The 10,000 sf lot includes professional landscaping with waterfalls front and back, paved patio and a good-sized fenced yard. Graveled and paved parking areas for toys and cars. Room to build a shop. **\$499,000.** MLS#201502207

### NICE CORNER LOT!

Dreaming of building your very own custom home in Sisters? 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 cherished home in your own time. Corner lot, no minimum size restriction & 2-story capability offer choices! **\$125,000.** MLS#201503162

## Bare Land...

<b>40±</b>	Several mixed-use light industrial/mfg/live work. Walk to town.	<b>\$80-180,000</b>
<b>.91±</b>	Partial mtn. views. Gently sloping bldg site. Grove of pines. Corner lot.	<b>\$99,000</b>
	Prime PMV lots in a cluster. Plans available.	<b>\$100,000/ea.</b>
<b>.16</b>	Corner lot. 2-story capability. No minimum size.	<b>\$125,000</b>
<b>32±</b>	Beautiful view lot. Huge view of Black Butte.	<b>\$129,900</b>
<b>.48±</b>	Beautiful setting on Lake Creek w/tall pines, southern exposure.	<b>\$130,000</b>
<b>2.5</b>	Several lots w/community water, power & phone. Treed privacy.	<b>\$142.5-\$250,000</b>
<b>5.23</b>	View of seven Cascade mountains. Level acreage.	<b>\$149,000</b>
<b>4.76</b>	Nice view of North & Middle Sisters. Level acreage. 325' deep wells.	<b>\$154,000</b>
<b>.28±</b>	Lot purchase includes approved building plans.	<b>\$159,500</b>
<b>2</b>	Secluded acreage on canyon overlk Deschutes River. Private.	<b>\$195,000</b>
<b>.40±</b>	Beautiful treed lot w/pines. Overlooking Lake Creek & Black Butte.	<b>\$199,000</b>
<b>156</b>	10 mi. NE of Sisters. Borders USNF. Mature pines. Adjacent forest land.	<b>\$199,000</b>
<b>1.04</b>	Beautiful mtn. view homesite close to USNF, trails, Metolius River	<b>\$225,000</b>
<b>.50±</b>	Meadow setting w/Black Butte & Green Ridge views bordering USNF.	<b>\$249,500</b>
<b>157±</b>	Secluded, ponderosas. Borders USNF. Off-grid/easy access. Deer range.	<b>\$399,000</b>
<b>82±</b>	Secluded lg. acreage w/Casc mtn. views. 3 sides border BLM. Privacy.	<b>\$540,000</b>
<b>.79</b>	Perimeter lot. USNF on 2 sides. Huge views of 3 FingJack, Mt. Jeff & BB	<b>\$549,500</b>

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