

Serving the Sisters, Camp Sherman and Black Butte Ranch Areas



# Ponderosa Properties LLC

*The Locals' Choice!*

REALTORS AND PROPERTY MANAGEMENT

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221 S. Ash St., Sisters

## New Listings



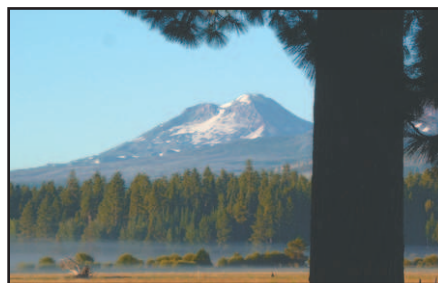
### BORDERS FOREST SERVICE

Here is your chance to own a 1/2 acre in the pines bordering Forest Service located on a cul-de-sac in Tollgate....Charming, cabin-like reversed living quarters, open greatroom, open bedroom, full bath, vaulted pine ceilings, kitchen & eating area, pantry, closet areas. Downstairs is a separate apartment with utility room, stall shower, kitchenette and bedroom which opens out to the deck. It has been used as a vacation rental, furnished, clean & ready for you to enjoy this summer. No fuss, no muss, come & go! **\$224,000.** MLS#201507048



### METOLIUS RIVER RETREAT

Well-maintained 2-bed/1-bath, 1,296 sq. ft. cabin on the banks of the wild and scenic Metolius River. Located in the heart of Camp Sherman and adjacent to National Forest and trails. The living room features a beautiful rock fireplace, hardwood floors and warm wood paneling. There is a modern kitchen and large updated bathroom. Main-level master suite and large upstairs bedroom that sleeps five. The cabin is insulated and set up for year-round use, has updated electrical, water and septic systems. There is a new roof, plumbing and much more. There is a detached storage/studio, wood shed and pump house. Walk out your door to hike, bike, fish and x-country ski. Owner will carry contract. **\$479,500.** MLS#201507177



### MOUNTAIN VIEWS...

...from this 3 bedroom Black Butte Ranch condo. Walk to the pool, rec center, tennis and dining at the Lodge, something for everyone in the family! 3 bedrooms, 2 baths, 2 fireplaces. Watch the geese settle on the lake, or the sun set behind the mountains from the living room and deck. This property has a strong rental history. A good value at **\$399,000.** MLS# 201408562



### 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 \$225,000.** Call listing office for MLS#.



### 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. **\$399,900.** MLS#201504250



### BEAUTIFUL HOME IN CAMP SHERMAN...

...with exciting architecture and interior style. Extensive use of pine and log accents for mountain charm. Spacious kitchen facing multiple living rooms with fireplaces and lots of windows. Wonderful upper master suite with fireplace and patio facing into the forest. 4 additional rooms ideal as a combination of bedrooms, den/office or bonus rooms. Plenty of outdoor living area. Borders National Forest with easy access to the Lake Creek Nature Preserve. A very special 3-bedroom, 3-bath 2,672 sq. ft. home. **\$499,000.** MLS 201503499

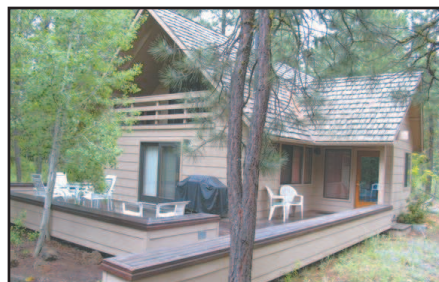
### FOUR PRIME LOTS IN PINE MEADOW VILLAGE

Prime Pine Meadow Village lots in a cluster. Three of the 7 have been built and plans are available for the remaining lots. Lots can be purchased as a group or individually. Close to town and THE BEST DEAL IN PINE MEADOW VILLAGE! **\$100,000/each.** MLS#s: 2014053 21/201405338/201405341/201405351



### 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



### BORDERS NATIONAL FOREST

A quality, energy-efficient & well-maintained home bordering U.S. National Forest in beautiful Camp Sherman. 3-plus bdrms, 3 baths, 2,346 sq. ft. with large 3-car garage. Open-beamed vaulted great room, gas fireplace, granite counters, stainless appliances and pine cabinetry in kitchen. Low-maintenance landscaped yard, paver patio and deck with hot tub. Hike, bike or ski out your back door. **\$559,500.** MLS#201505653



### SPECIAL SETTING

Discover this special setting in the pines w/ sunny southern exposure and a wonderful amount of privacy. Well-kept and clean 4-bdrm, 2-bath 1,920 sq. ft. single-level home w/large patio and detached 864 sq. ft. triple garage/shop. Easy landscaping. Located in Indian Ford Ranch, the 1-acre sloping lot offers a mountain feel with views into forested open space. Pine Glen is a wonderful neighborhood just minutes from Sisters. **\$325,000.** MLS#201506019



### 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. **\$729,000.** MLS#201502326



### 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 friggle 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, paver 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



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