

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



# Ponderosa Properties LLC

*The Locals' Choice!*

## REALTORS AND PROPERTY MANAGEMENT

*At Ponderosa Properties...  
...It's About the People*



**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 **\$150,000 to \$225,000**. Call listing office for MLS#.



**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. **\$399,900**. MLS#201507177



**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. **\$225,000**. MLS#2910017



**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



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221 S. Ash St., Sisters

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**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 MLS#201400204..... **\$110,000**
- Lot 20 MLS#201400203..... **\$125,000**
- Lot 17 MLS#201400207..... **\$145,000**
- Lot 16 MLS#201400200..... **\$145,000**
- Lot 5 MLS#201400182..... **\$170,000**
- Lot 4 MLS#201400192..... **\$175,000**
- Lot 7 MLS#201400310..... **\$175,000**
- Lot 9 MLS#201400185..... **\$250,000**



**VIEWS! PRIVACY! LOCATION!  
NATURAL BEAUTY! WILDLIFE!**

The home on 75+ acres was built for the Broken Top to Mt. Jefferson views w/single level living & includes a natural stone fireplace, attached passive solar greenhouse, office/bonus space & lower level apt, both w/separate entrances, all waiting for your personal touch/updates. Gated entry. Easy access to Sisters, Bend & Redmond. The rugged natural beauty is protected by Deschutes Land Trust. 30x50' 1,500 sq. ft. shop/barn with concrete floor & an add'l barn w/ covered storage. **\$799,000**. MLS#201603610



**POTENTIAL**

This 1981-built manufactured home on 5.24 private acres has a view of the North Sister. Enjoy the open space while living only 25 minutes from Costco and 10 minutes from Sisters. Room for your garden, animals, and recreational vehicles. This is a potential property for horses. This home has RV hookups and a large barn/shop (24'X60'X14'). Enjoy relaxing in the large outdoor hot tub under the stars. **\$289,000**. MLS#201606984



**SUN RANCH INN**

Tourist Commercial zoned. Hotel, cabins, restaurant are all possible. This is an iconic property set amid old-growth trees, ponds and gardens offering Cascade mountain views. This is the ideal base-camp hotel 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. Area tourism is growing rapidly, and this is a major opportunity. Seller/LLC representative is a licensed Broker in Oregon. **\$1,699,000**. MLS#201603177



**ROCK SPRINGS RESORT AND GUEST RANCH**

A once-in-a-lifetime opportunity to own and operate an iconic recreational retreat. Sprawling 78+ acre ranch with 31 guest rooms plus secluded lodge and conference center overlooking a natural pond with extensive park-like grounds under majestic ponderosa pines. Tennis, swimming pool, horse facilities. Borders public land yet just minutes from Bend's charming west side and downtown shops. Breathtaking potential to develop a dream lifestyle. **\$3,500,000**. MLS#201601563



**GLAZE MEADOW #325**

Beautiful custom-built home, overlooking the 16th fairway of the Glaze Meadow Golf Course located in sunny Central Oregon. Spacious open floor plan, ideal for large gatherings is filled with natural light, outdoor spa, and an open loft. Custom rock fireplace and built-in bar, ideal for entertaining. Large outdoor deck. Resort amenities include pools, tennis, bike/hike trails, horseback riding, restaurants and a new pool is planned close by (Summer 2017). Located near the Western town of Sisters. **\$789,000**. MLS#201608273



**TOLLGATE HOME**

Borders U.S. National Forest. Enjoy the privacy of the forest from this remodeled Tollgate home. 3 bedrooms, 3 baths plus office/den. 2,187 sq. ft. with detached garage and carport. The remodel features a very large master bedroom with gas fireplace, walk-in closets and private master bath. Beautiful landscaped yard with plantings, large deck with hot tub facing U. S. National Forest. **\$449,000**. MLS#201605681

**17786 WILT ROAD**

6+ acres with pine and juniper trees. Currently not a legal buildable lot. Needs well and septic system. Power not currently available. Remote and private. Approximately 9 miles from Sisters. Owner will consider terms. **\$65,000**. MLS#201606229