

*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



### 70600 HOLMES ROAD

Daniel Boone wants to live here. A log home of 1,914 sf on 9.8 acres that borders public land and has a mountain view. Bamboo floors throughout most of the home. Spacious vaulted living room with doors to the front porch. The efficient kitchen opens to the cozy family room that includes a woodstove for added warmth on a chilly morning. 1 BR/1 BA downstairs. 2 BRs and a 2nd bath up. A detached office, pump house that has storage room and a sand volleyball pit. All within the Sisters School District. **\$389,000** MLS#201602241



### 12234 SW TRACT I

Rustic forest cabin along the banks of the wild and scenic Metolius River located just downstream of the village of Camp Sherman. Open greatroom with wood vaulted ceilings, knotty pine paneling, river-rock hearth and woodstove. 1 bedroom down with an upstairs sleeping loft. Beautiful setting and river views. Hike, fish, bike, cross-country ski out your door. Year-round recreational opportunities. U.S. Forest Service special-use permit cabin. **\$345,000**. MLS#201609632



### 25553 SW SUTTLE SHERMAN

Beautiful 2-bedroom, 1-bath, 972± sq. ft. Metolius riverfront cabin with wood-burning riverrock fireplace, knotty pine paneling and open greatroom. Enjoy south-facing upriver views. Hike, bike, x-country ski, fish and more right out the front door. Year-round vacation rental potential. Rental history available. View more info at <http://www.metoliusriverresort.com>. **\$349,000** MLS#201605778



### COTTAGE IN SISTERS

2-bedroom plus little loft in guest bedroom. 1.5 bath, vaulted ceiling in living room, cozy up to the wood stove, plus electric forced-air heat. Half-bath in master bedroom, utility room for laundry service, fenced backyard, on .25 acre in downtown Sisters. **\$239,500**. MLS#201610151



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### OVERLOOKS THE DESCHUTES RIVER

This premier building site is perched like an eagle's nest on the west rim of the Deschutes River Canyon. Beautiful river views and views of Smith Rock, the Ochocos and the southern horizon. Paved access, existing well, utilities and septic available. Property directly fronts the Deschutes River, and BLM lands are nearby offering hiking and/or fishing opportunities. **\$295,000**. MLS#201506294



### 17241 MOUNTAIN VIEW ROAD

Listen to the soothing sound of Whychus Creek flowing below you on this lovely rim lot with dramatic canyon and mountain views, plus the adjoining lot to east is open space providing wonderful buffer of privacy and feeling of more space. Paved roads, easy build with community water and power. Love the serenity! **\$187,500**. MLS#201605723



### 17774 WILT SISTERS

Remote with mix of pine and junipers. Level with gentle slope to the east. In an area of non-buildable parcels, but this one could possibly become a buildable lot. No power or water, needs septic system. Off-grid property. Owner will consider terms. **\$80,000**. MLS# 201208384



### 17725 MOUNTAIN VIEW DRIVE

See Whychus Creek, the canyon and dramatic rimrock from this 2.55-acre property. The homesite is nicely treed with junipers and pines. In a neighborhood of nice homes with paved access and a community water system. Your home and shop would be allowed. **\$169,500**. MLS#201605019

### 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! **\$110,000/each**. MLS#s: 201602888, 201602889, 201602891, 201602894



### 17678 WILT ROAD

Secluded 40-acre buildable parcel adjacent to government land. Beautiful old ponderosa pines, juniper and natural groundcover throughout. Great property for RV/camping or build your off-the-grid cabin or dream home. Located within the Metolius Winter Deer Range. Deer, elk and other wildlife abound. Great area for horse trail-riding. Located 10 miles northeast of Sisters via a series of paved, gravel and dirt roads. **\$199,500**. MLS#201609530



### 956 E CREEKSIDE

Enjoyable single-level home in a wonderful neighborhood on Whychus Creek. Courtyard garden entry leads to covered porch. Spacious greatroom layout filled with natural light, propane fireplace, kitchen island & large dining area. Very modern floorplan ideal for 2 master suites plus den or traditional 3-bedroom use. Shaded rear deck overlooks creek basin, and open space with creek views. Large .41-acre lot plus park and State lands on two sides provide surprising privacy for in-town location. **\$498,000**. MLS#201605637



### GREAT BUILDING OPPORTUNITY

A prime homesite located in Aspen Lakes Golf Estates. Wonderful southern exposure to provide natural light for your future home. Prominent building area set back from the street and overlooking green fairways and the mountains. Gated community with private clubhouse, pool, spa, tennis and more. World-class golf course and wonderful restaurant open to the public. Quiet streets with room to stroll. Purchase includes 2 years golf membership for two. Lot is designed to connect to operating DEQ-approved sewer. **\$299,000**. MLS#201608941



### RIVER-FRONT AND MOUNTAIN VIEWS!

One of the few remaining buildable lots along the Deschutes River with 75' of water frontage, National Forest across the river. Established neighborhood on a quiet, dead-end street. Lots of wildlife, including deer, eagles and osprey. Elk have been known to winter in the area. Minutes to Old Mill District and downtown Bend. BMPRD is working on plans for a future footbridge for river trail access. Fabulous location for a vacation home or permanent residence **\$299,000**. MLS#201605172