

Serving the Sisters, Camp Sherman and Black Butte Ranch Areas

# Ponderosa Properties LLC

*The Locals' Choice!*

REALTORS AND PROPERTY MANAGEMENT

The nicest thing about December is telling our friends we care and remember.  
**Happy New Year!!!**



**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



**GLAZE MEADOW 251**

Enjoy private resort living in this spectacular home! The greatroom features an open kitchen, generous dining area and a spacious living room featuring a river rock fireplace. The master suite is on the main floor and features a fireplace. Guest bedroom and bath is also on the main floor with two bedrooms up and a bonus room/office (could be used for extra sleeping arrangements). This home has a beautiful new deck with built-in spa. A must see property! **\$845,000.** MLS#201608255



**70019 MEADOW VIEW ROAD**

Look no further – live here all the days of your life! You'll truly appreciate the real estate adage "location, location, location" when you feast your eyes on this private full acre set on lush green High Meadow with snow-capped vistas of the Cascade Mountain Range and Indian Ford Creek. Wildlife abounds. Deschutes Trust and USFS lands nearby. Wall of windows plus deck to the view and for those sizzling sunsets and starry nights of Sisters. Enjoy original-owner vaulted T&G beam ceiling cabin now and later bring your contractor to bid master suite addition, etc. This is truly a rare find! **\$469,000.**

**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

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



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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#201605625	\$110,000
Lot 20	MLS#201605628	\$125,000
Lot 17	MLS#201605623	\$145,000
Lot 16	MLS#201605630	\$145,000
Lot 5	MLS#201605629	\$170,000
Lot 4	MLS#201605631	\$175,000
Lot 7	MLS#201605632	\$175,000
Lot 9	MLS#201610470	\$250,000



**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#201507130



**RARE HOODOO SKI CABIN**

This is your chance to own a rare recreational dream property & piece of Central Oregon History! Hoodoo Cabin #5 is a rustic A-frame nestled among trees w/easy access to Hoodoo Ski Area. Ski/snowshoe/hike out your back door. Close proximity to Big Lake, Pacific Crest Trail and miles of ATV trails. Spend the day playing in the snow then warm yourself by the fire in your cozy hideaway cabin, equipped w/full kitchen, sauna & furniture. Large supply of wood, well-maintained outhouse included. Showers available at Hoodoo. **\$129,000** MLS#201610976



**FOREST LAND**

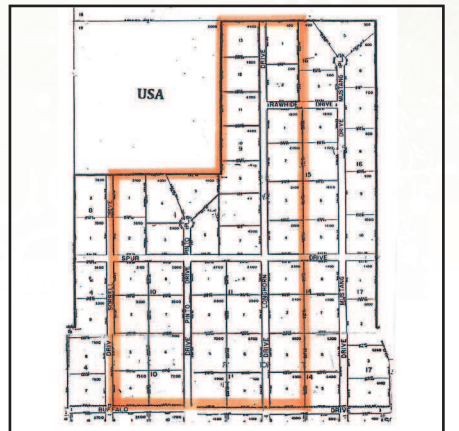
156-acre forest parcel located 10 miles NE of Sisters. Borders Deschutes National Forest. Property is well stocked with mature ponderosa pine through the valley and up the slopes of Stevens Canyon. The mix of juniper/pine forest on the upper plateau provides beautiful character and views over the adjacent 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#201602371

**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. **\$367,000** MLS#201602241

**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



**39 HOMESITES FOR SALE**

Approved 39 buildable lots covering 100 acres. Just minutes to Sisters. Each square lot is about 2.5 acres with nice tree coverage. Some have mountain views, some border USFS. Gravel roads and the community water main lines are in. Call the listing office for the bids to provide water, power and pavement to each parcel. A rare opportunity to finish these 5 streets out and either build the homes, or sell the lots individually. Make your own destiny! **\$1,800,000.** MLS#201600855