

Serving the Sisters, Camp Sherman and Black Butte Ranch Areas



Ponderosa Properties LLC

The Locals' Choice!

REALTORS AND PROPERTY MANAGEMENT

New Listing



EXQUISITE ASPEN LAKES HOME!
First time on the market! 4,700+ sq. ft. steel-reinforced concrete brick home with tile roof = superior insulation! 28' ceiling in greatroom with wood-burning FP. Hickory floors & solid cherry cabinets & doors throughout. Kitchen boasts: Sub-Zero, Wolf, dual ovens & Miele appliances surrounded in granite. 3 bedrooms, each with private bath. Media room, office, power room & 900-bottle temperature-controlled wine cellar. 3-car garage plus 20x50' RV or "Flex Space." Built-in BBQ & firepit. Located in Aspen Lakes Golf Estates, gated lakefront, Hole #11. Pool/hot tub at Rec facility. 2 years free golf! **\$2,225,000.** Call listing office for MLS #201708887 RMLS #17130019



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 \$200,000.** Call listing office for MLS#.



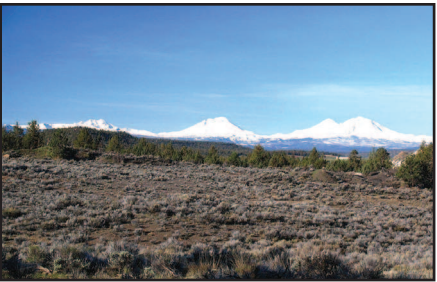
WEST HILLS OF BEND
A rare opportunity to build your next home, or that spec house that you have been planning in your head. Over 9,300 sq. ft., fairly level for an easy build including a few large trees. In an established neighborhood that is convenient to all that Bend living has to offer. **\$229,000.** MLS#201605612



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



YOUR TOLLGATE OPPORTUNITY
Vaulted, open-beamed, paneled ceilings, a wall of windows and bamboo floors in the living room will welcome you home. Tiled countertops, a center island and all kitchen appliances are included. 1,748 sq. ft. with 3 bedrooms and 2 baths. Tandem-style garage with oodles of storage accessed by a staircase. Woodstove and electric forced-air heat to keep you warm. Fenced backyard, storage shed, asphalt driveway, landscaped and room to park your RV. On ½ Tollgate acre. Tennis, hoops, rec center and a summer pool for homeowners. **\$342,000** MLS#201702086



BEAUTIFUL MOUNTAIN VIEW
Beautiful mountain-view acreage located in the secluded Lower Bridge Basin near the Deschutes River. Lower Bridge Estates offers paved streets, electric power and phone. The lot is approved for a standard septic system. There is abundant BLM land in the area and the nearby Deschutes River corridor is great for hiking, fishing and wildlife viewing. **\$257,000** MLS#201702313



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



168 HIGHLAND MEADOW LOOP
Enjoy resort living — EVERY DAY is like a holiday. Amenities to be enjoyed include championship golf courses; putting; miles of hike/bike trails; in/outdoor tennis & pickle ball; fitness facilities; spa/salon; and best of all wonderful neighbors. Buy your land at today's cost then begin planning your dream home here in Ridge! **\$149,900.** MLS#201611066

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



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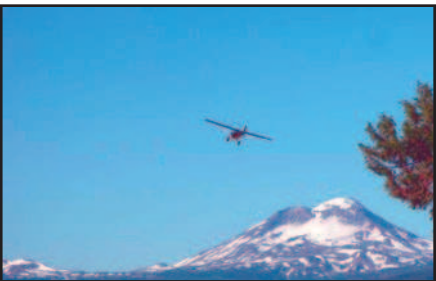
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The Locals' Choice!



**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 17	MLS#201605623.....	\$153,000
Lot 16	MLS#201605630.....	\$155,000
Lot 5	MLS#201605629.....	\$180,000
Lot 4	MLS#201605631.....	\$185,000
Lot 7	MLS#201605632.....	\$190,000
Lot 9	MLS#201610470.....	\$270,000

FILTERED MOUNTAIN VIEWS

7+ acres, septic approved, property corners located, power close-by. Needs well, close-in yet great access to Sisters, Bend and Redmond, in the Sisters School District. Level-to-rolling terrain with mountain views. Owner will consider terms. **\$229,500.** MLS#201607438

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



EAST MEADOW #7

Amazing location! Close to the Black Butte Ranch main entrance, this cabin-style house is 1,595 square feet and sits on the meadow with an incredible view of the meadow and mountains. The compact kitchen has been recently renovated with granite countertops, wood cabinetry and new appliances. The living room area is carpeted and good-sized with a fireplace and views that look out at the meadow through many windows. A nice dining room space joins the kitchen to the living room. **\$787,500.** MLS #201707499



**FANTASTIC SMALL RANCH
OPPORTUNITY...**

...in Cloverdale area of Sisters. Breathtaking mountain views w/good soil, and strong water rights piped through a pressure distribution system. Charming single-level ranch house w/greatroom plus large bonus room. Wood floors, wood paneling, doors and trim provide a warm country feel. Covered porches, huge garage plus detached 36x48 shop/ag building. Centrally located w/easy access to Sisters, Bend, or Redmond. One of the best ranching neighborhoods in Central Oregon. **\$995,000.** MLS#201706954