



Serving the Sisters, Camp Sherman and Black Butte Ranch Areas

Ponderosa Properties

Thankful for You!

The Locals' Choice! LLC

REALTORS AND PROPERTY MANAGEMENT



184 E. WASHINGTON AVENUE

Investment opportunity in the heart of Sisters. 80x114 lot size with potential to split and/or build higher density in MFR zone. Centrally located across from Village Green Park and a half block behind Hood Avenue. One-bedroom, one-bath cottage currently rented for \$800/month. Value is in the land, but get some cash flow too! **\$300,000.** MLS #201709953



GRAND PEAKS – METOLIUS I

Exclusive Pickleball community with 38 mountain view homesites/private courts. Contemporary design/finishes: Greatroom style, granite/solid surface kitchens, euro-style cabinets; 2 master bedroom/ensuite tiled baths; private study; radiant heat, concrete floors; soaring roof, abundant windows; wood/stone/fiber-cement exterior; outdoor terrace pavilion w/firepit; xeriscape landscape, bocce lawn/sprinkler system. Options: outdoor kitchen, 2nd floor bonus room, bath & 3rd master bedroom. Artisan upgrades/smart home options. **\$660,000.** MLS #201709946



16900 GREEN DRAKE COURT

Quality & elegance! Custom-built Aspen Lakes beauty at a price that boldly challenges comparison. Outstanding floor plan with upgrades galore. All single-level living (except bonus room). Impressive vaulted greatroom with fireplace, dream kitchen, home office, "keeping" room with fireplace. Each bedroom has private bath; separated master with fireplace. Ironwood deck fronts 18th fairway, separate mud entry for kids/guests & 3-car garage. Every amenity your heart desires in best-rated golf community. Look at all the others, then come here to your new home in Sisters! **\$879,000.** MLS#201707786



THAT SPECIAL PLACE!

Choice location adjacent to open space by tennis courts in Pine Meadow Village. Bright and sunny open floor plan through kitchen and living area with gas fireplace. Master bedroom on ground level. Upstairs bedroom has view of the Cascade Mountains and plenty of additional space for office and storage. Attached two-car garage with storage above. Large back deck with privacy trellis, wrap-around front porch, stone chimney detail, landscaped, alarm system and humidifier in heat pump system. Seller is licensed realtor in Oregon. **\$509,000.** MLS#201708165



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. **\$225,000.** MLS#201609530



NEAR THE DESCHUTES RIVER

Climb the slight ridge and the mountain views open big and wide from Mt. Hood to Broken Top. Every peak is visible as well as the valley below. Bordering BLM directly on the eastside. Paved access, underground utilities, existing well and septic available. Enjoy the quiet setting and night sky in this beautiful secluded corner of Deschutes County. **\$395,000.** MLS#201506281



69374 SISTERS VIEW DRIVE

A wonderful home located on a large 4.79-acre lot with Cascade mountain views! Large 1,800 sq. ft. shop to store all your toys, big and small. Very well kept 1,550 sq. ft., 2-bedroom, 2-bath manufactured home with large front deck. A must-see property in a very quiet neighborhood. Two acres of water for irrigation with pasture areas, and a shared well. 36'x48' barn with three stalls, RV/hay storage plus round pen. **\$505,000.** MLS#201710132



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

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



Kevin R. Dyer
541-480-7552
CRS, GRI, Principal Broker



Rad Dyer
541-480-8853
ABR, CCIM, CRB, CRS, GRI,
Principal Broker



Carol Davis
541-410-1556
ABR, GRI, Broker



Catherine Black
541-588-9219
CRS, Broker,
Realtor Emeritus - 40 years



Shane Lundgren
541-588-9226
Broker



Debbie Dyer
541-480-1650
GRI, Broker



Carrie Koepke
541-419-1575
Broker



Greg Davidge
808-281-2676
Broker



Jackie Herring
541-480-3157
Broker

541-549-2002 1-800-650-6766

www.PonderosaProperties.com

221 S. Ash St. | PO Box 1779 | Sisters

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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

HIGH DESERT LIVING AT ITS FINEST

This 1/2-acre homesite is a chance to build in one of Central Oregon's finest communities. With a focus on wellness and "walking softly on the earth," Brasada Ranch offers a tip-top athletic club, Jacobsen/Hardy golf course and extensive equestrian center. 15 minutes to Bend. **\$89,000.** MLS#201408571

GET OUT OF TOWN!

2.3 acres off of Cloverdale Road, just minutes to Sisters, yet convenient to Redmond and Bend as well. Nicely treed with a mountain view to the west. MUA zoning and level land make this property an easy builder. Horses allowed, no homeowners dues. **\$159,000.** MLS#201702515

471 W. JEFFERSON/LOT #2

Looking for scenery that'll take your breath away? Come live in the beautiful town of Sisters. Pine Meadow Village is a community with bike paths, swimming pool, tennis courts, club house and a short walk to town. Plans for a bungalow home are included. This home can be built by Earth & Sky Construction. Help pick the colors and textures. Picture is of a similar home built by builder. **\$110,000.** MLS#201702534



THE PRICE IS RIGHT

...on this SUNSATONAL Tollgate home. Light pours into the family room, eating area and kitchen from the 2 bay windows and new sliding door. Step out onto the spacious deck for your morning cup of "Joe." The living room has an additional bay window and cozy pellet stove. Two closets in the master that includes a private bath. 3 bedrooms, 2 baths in this single-level home of 1,350 sq. ft. on 1/2 acre bordering USFS public lands. **\$290,000.** MLS#201708866



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 1/2 Tollgate acre. Tennis, hoops, rec center and a summer pool for homeowners. **\$329,000** MLS#201702086