



Serving the Sisters, Camp Sherman and Black Butte Ranch Areas

Ponderosa Properties

Happy Holidays!

The Locals' Choice!

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! **\$849,999.** MLS#201707786



17920 WILT ROAD

Mountain views from this 40-acre homesite. Most Deschutes County permits and infrastructure in place. Gated circular driveway, septic and buried power lines all installed to the future, CUP approved, mountain-view site. Storage shed and water cistern included. Borders miles of public lands. Cascade mountain views to the west and Ochoco views to the east. **\$350,000.** MLS #201711304



61154 BROOKHOLLOW

Cute, clean, lightly lived in Craftsman-style home in Larkspur. Single level. Kitchen w/gas range open to living/dining, large pantry, separate utility room. Master suite with private bath and walk-in closet. Natural gas, forced-air heat. Oversized 2-car garage with alley access. Fully fenced back/side yard with low-maintenance landscape. Close to schools, shopping, parks and medical facilities. Easy access to Bend Parkway. **\$299,000.** MLS #201711344



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



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



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

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



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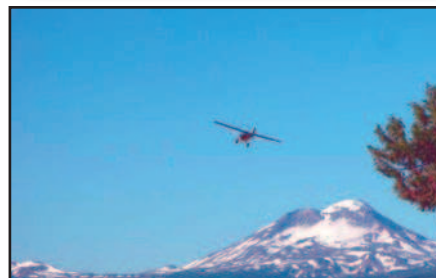
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The Locals' Choice!



**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	.....	\$164,900
Lot 5	MLS#201605629	.....	\$194,900
Lot 4	MLS#201605631	.....	\$199,900
Lot 7	MLS#201605632	.....	\$204,900
Lot 9	MLS#201610470	.....	\$294,500

446 S. COTTONWOOD/LOT #7

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#201702536

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



**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



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