



# Ponderosa Properties

*The Locals' Choice!*

REALTORS AND PROPERTY MANAGEMENT

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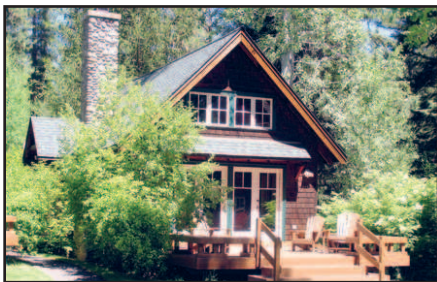
221 S. Ash St. | PO Box 1779, Sisters

## New Listing



### 16676 JORDAN ROAD

Mountain views! Part of the original Lazy Z Ranch. Fenced on two sides with Kentucky black fencing. Power close by. Septic feasibility in place, may need new evaluation. Close to town, yet off the beaten path, overlooking a 200-acre site of the R&B Ranch, which currently is not buildable. Needs well. Owner will consider short terms. **\$445,000.** MLS#201802331



### 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



### PREMIUM LAKEFRONT...

...homesite in Aspen Lakes Golf Estates. 1.27 acres with nice pine trees and water views. Protective CC&R's in this gated community of fine homes. 2 years of golf membership included with the purchase. Utilities to the lot line. Just minutes to the town of Sisters. **PRICE REDUCED! \$325,000.** MLS 201506535



### 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 **\$220,000 to \$247,500.** Call listing office for MLS#.



### 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! **\$350,000.** MLS #201709953



### 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



### 64745 MELINDA COURT

Access out the back to BLM trails! Gorgeous mountain views. Private, quiet setting in desirable Boonesborough, min. to Bend/Redmond (requisite 20 min. St. Charles). 2-stall barn, 2 tack rooms, roundpen, corral, 2-12' doors for RV garage & triple garage. Upstairs: Greatroom, updated kitchen, master suite, 2nd bed/bath, utility room. Downstairs: 2 spacious bedrooms, bath & family room, ideal layout for family or guests, their private suite! 3 large decks for stunning views & summer evening BBQs! **\$587,500.** MLS#201802294



### VACATION READY

Quality home is set up turnkey for you to start enjoying your Sisters vacations. The home features natural wood cabinets, granite tile kitchen counters, full appliance package, hardwood and carpeted floors. In addition to 3 bedrooms, 2.5 baths there is a main level master suite with tiled bath and walk-in closet, 2 great bonus room spaces, an attached double garage, landscaped grounds with sprinkler system, a covered front porch and mountain views. Located close to schools and downtown. Fully furnished. **\$369,500.** MLS#201801701



### 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



### LAKE FRONTAGE

Aspen Lakes Golf Estates. Build your dream on this 1.38 acre homesite with water views. A bird watchers delight! In a gated community where owners enjoy a summer pool, tennis courts and a club house. Two years of golf membership to transfer to the new owners. Just minutes to Sisters, the Redmond Airport or the City of Bend. **\$325,000.** MLS#201800726



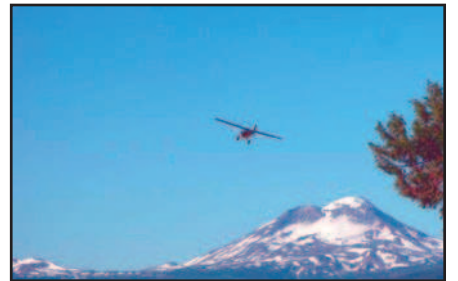
### 12234 SW TRACT I

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. **\$325,000.** MLS#201609632



### LAKE CREEK LODGE CABIN

One-quarter share interest in this beautiful 3-bedroom, 3-bath cabin at historic Lake Creek Lodge in Camp Sherman. Features modern amenities with the feel of yesteryear. Built in 2014 and furnished with a combination of antiques and quality reproduction pieces, the cabin features fir plank floors, knotty pine paneling, stone/gas fireplace, butcher block countertops, gas cooktop, farm kitchen sink, tile bathroom floors & showers, washer/dryer, cedar decks, stone exterior accents & locked storage. **\$230,000.** MLS#201605869



## 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



### 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! **\$1,995,000.** Call listing office for MLS #201708887 RMLS #17130019



### 17640 MOUNTAIN VIEW

Elegant home in Squaw Creek Canyon Estates with high-quality features throughout. Located on 2.5 acres, the home is 2990 sq.ft. with 3 bedrooms + den and 3.5 baths. Gourmet kitchen with high-end appliances, Italian granite countertops, cherry-wood cabinets, walk-in pantry, hickory-wood floors and central vac. 1014 sq.ft. 3-car garage with workbench and storage cabinets. Fenced backyard and landscaped with watering system. Large deck with built-in Dacor BBQ. Schedule a showing with us today. **\$939,000.** Seller providing home warranty. MLS#201711893

*The Locals' Choice!*

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