



Serving the Sisters, Camp Sherman and Black Butte Ranch Areas

Ponderosa Properties

The Locals' Choice!

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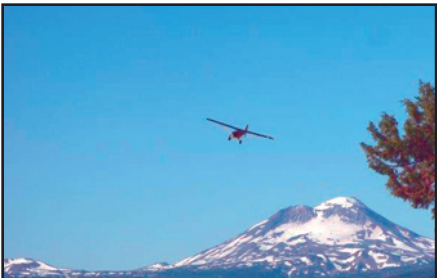


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221 S. Ash St. | PO Box 1779, Sisters



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#201803204		\$200,000
Lot 5	MLS#201803205		\$235,000
Lot 4	MLS#201803206		\$245,000
Lot 7	MLS#201803202		\$250,000
Lot 9	MLS#201803207		\$300,000



26324 SW METOLIUS MEADOWS DRIVE

Borders National Forest! Quality, energy efficient & well maintained home. Reverse living floor. Main level w/beamed vaulted great room & kitchen, large master suite, office/den, 2 baths & laundry room. Lower level has 2 bedrooms and a bath. Granite counters, stainless appliances & gas fireplace. Lots of windows. Low maintenance landscaping w/irrigation; private paver patio, deck w/hot tub. Triple garage w/extensive built-ins. Furnished or unfurnished. Move in ready. All season fun — ski, hike & bike out your back gate, fish in the Metolius River & enjoy the community pool & tennis courts. It's time to live where you play. **\$539,000.** MLS#201801824



17678 WILT ROAD

Secluded 40-acre buildable parcel adjacent to government land. Beautiful old ponderosa pines, juniper & natural groundcover throughout. All of the property has usable terrain with slight slope from the higher west side to the lower southeast corner. Great solar and southern exposure. Perfect property for RV/camping or build your own off-the-grid cabin or dream home. Conditional use approval in place allows for construction of a residence. Located within the Metolius Winter Deer Range. Deer, elk and other wildlife abound. Great area for horse trail-riding. Located 10 miles NE of Sisters via a series of paved, gravel and dirt public roads that lead right to the property. Bordered by public lands on 3 sides. Adjacent public forest lands extend west to the Cascades. **\$225,000.** MLS#201609530



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#.



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. **\$395,000.** MLS#201802331



SPRING HOME 23

Black Butte Ranch hassle-free! One-sixth share in this single level log home, with fabulous recent upgrades, bordering USFS. Cross country ski right off the back deck, heaven for those who love to hike and miles of bike paths on the Ranch. Two championship golf courses, recreation centers, pools, tennis, lakes, trails, etc. Family memories start with this amenable group of co-owners. Eight weeks a year as a BBR property owner. Truly "turn-key" affordability in one of the most beautiful vacation spots in the Northwest. **\$99,000.** #201811006



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. **\$349,000.** MLS#201506535

Bare Land...

.09	The Pines at Sisters. 55+ gated, clubhouse, HOA lawn-care.	\$65,000
.56	Brasada Ranch. Athletic club, golf course & equestrian center.	\$85,000
.17	Timber Creek. Two affordable homesites in close-in neighborhood.	\$99,900 ea
2.50	Squaw Creek Canyon. Several treed lots, water, power & phone.	\$159,000
.54+	Sun Ranch Bus. Park. Mixed-use light industrial/mfg/live-work lots.	\$200-\$300,000
1.10	Aspen Lakes Golf Estates. Lot fronts 18th fairway. Amenities.	\$224,900
40.0	Wilt Road. Secluded, pines, juniper, deer range. Adjacent to public land.	\$225,000
.42	Metolius Meadows. Pines, common area, view creek basin/Black Butte.	\$249,500
12.18	Lower Bridge Est. Panoramic 7-mountain view, near Des. River/BLM.	\$257,000
8.93	Lower Bridge Est. View Deschutes River, Smith Rock, Ochocos. Well.	\$295,000
1.27	Aspen Lakes Golf Estates. Lake frontage. Views & 2 years of golf.	\$349,000
38.22	Wilt Road. Mountain views, gated, power, water, borders public land.	\$350,000
11.05	Lower Bridge Est. Min views, near Des. River, borders BLM, well/septic.	\$395,000



547 W. JEFFERSON AVENUE

Enjoy your Sisters Get-Away in this Pine Meadow Village updated/quality condominium, close to downtown, trails, pool and tennis. Luxury details include hardwood and tile floors, Energy Star appliances, quality wood cabinets, stone countertops and much more. The 2-bedroom, 2-bath, 1,560 sq.ft. floor plan has 2 living rooms and an office/den that could be your 3rd bedroom. Outdoor paver patio and upstairs deck with mountain views. Double garage with storage and nicely landscaped grounds maintained by the HOA. **\$389,000.** MLS#201803407



16950 GREEN DRAKE COURT

Best-priced homesite in award-winning Aspen lakes. Fronts 18th Fairway on dead-end cul-de-sac. Privacy and quiet. Beautiful (fairly level topo) pine-treed spot to build your new home even if you're not a golfer! Where else can you find an acre, beautiful homes/neighbors, superior climate to other courses, gated community w/trails to walk your dog and affordable homeowner dues. Don't miss clubhouse & walk to restaurant. Sisters is the jewel of Central Oregon. Come visit and see for yourself! Septic feasibility evaluation standard. This parcel offers a fun building project for lucky buyer. **\$224,900.** MLS #201806441

TIMBER CREEK HOMESITES

Affordable homesites in the city of Sisters. Build on these well-priced lots in this value-protected neighborhood with low HOA fees. (Two lots available.) Wonderfully convenient to beautiful Whychus Creek, grade school, library and all the attractions of the frontier town of Sisters. At this price, could also hold for future development! Or, build your home in the spring. Your construction drawing/plans could be approved this winter and your subcontractors lined up ready to break ground! **\$99,900 each lot.** MLS #201810828 & #201810829



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



BEAUTIFUL TREED LOT IN METOLIUS MEADOWS!

This .42± acre lot with mature ponderosa pines borders open space/common area overlooking Lake Creek Basin to the north and Black Butte to the south. Paved road and underground utilities. Ownership includes common area privileges, tennis courts, pool and more. Close to National Forest and Metolius River. **\$249,500.** MLS#201900507



17920 WILT ROAD

Cascade mountain views from this private 38± acre homesite, ready for your new home. A permitted gated driveway, buried power lines to homesite, installed permitted septic tank and lines and a water system await you at the top of the drive. Borders miles of public lands. A rare property in the Sisters School District with a permanent CUP in place. **\$350,000.** MLS #201808510

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