



Serving the Sisters, Camp Sherman and Black Butte Ranch Areas

Ponderosa Properties

Happy New Year! *The Locals' Choice!*

REALTORS AND PROPERTY MANAGEMENT

New Listings



GOLF COURSE FRONTAGE

Caldera Springs – Resort living at its finest. Build that custom home for full-time or vacation use. A nicely treed lot with a view of the 16th hole, common area with a cart path and tee box for the 17th hole just across the street. Ponds, pool, hiking and bike trails, tennis, pickle ball and a club house for your enjoyment. **\$278,000.** MLS#201910968



LOCATION, LOCATION, LOCATION!

Just minutes from town with filtered mountain views. Prairie-style home in Indian Ford Meadows features vaulted ceilings, open beams and style. Well-built but dated interior ready for your dreams of renovation to make this special home and property your own. Oversize double garage. Weathered vintage barn. Gorgeous setting amid mature ponderosa pines. Fenced and cross-fenced and set up for your horses with access to National Forest. **\$799,000.** MLS#201910970



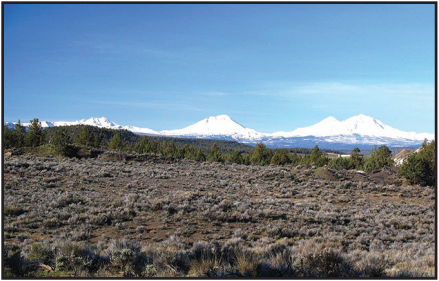
40 ACRES – 17672 WILT ROAD

Private, yet close in, less than 10± miles from downtown Sisters. Forty acres with elevated building site and modest mountain views. Mix of pine and juniper. This property would be a great candidate for off-grid power, but power access is available. Call Listing Agent regarding power. Needs septic feasibility. Conditional-use permit to build a home was recently renewed for two years. Borders government land, State of Oregon, BLM and Deschutes County on three sides. Owner will consider short terms. **\$299,500.** MLS#201908158



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. Just 15 minutes to Bend. **\$85,000.** MLS#201408571



BEAUTIFUL MOUNTAIN VIEW

Beautiful mountain view acreage located in the secluded Lower Bridge Basin near the Deschutes River. Views of all mountains from Mt. Jefferson to Broken Top. There is a very private elevated building site in the NE corner of the lot with huge mountain views and southern exposure. 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. **\$229,000** MLS#201702313



IT'S A NATURAL!

This 39.5-acre parcel is ready for your dream to come true. Beautifully treed with mature pines, character junipers, bunchgrass and wildflowers. Public lands to the west and north keep you neighbor-free for miles in those two directions. Power nearby. Easy access at the top of a small public road cul-de-sac. **\$299,000.** MLS#201905467



BEAUTIFUL LOT IN METOLIUS MEADOWS

Metolius Meadows is the location for this beautiful .38± acre lot with mature ponderosa pines bordering open space/common area and overlooking Lake Creek Basin to the north and Black Butte to the south. Paved road and underground utilities. The lot has been approved for a standard septic system and is already hooked up to the community water system. Ownership includes common-area privileges, tennis courts, pool and more. There is direct access to nearby National Forest and an expansive trail system for hiking, mtn. biking and cross-country skiing. Close to the Metolius River, Black Butte Ranch golf, Hoodoo Ski area and the city of Sisters. **\$239,500.** MLS#201910110



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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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. **\$385,000.** MLS#201802331



GOLF COURSE & MOUNTAIN VIEWS

Spacious 3,598 sq. ft., 5+ bedroom /5.5-bath home perched high above Glaze Meadow 12th green & fairway & the 13th fairway with Mt. Jefferson & Black Butte views. Updated in 2017, featuring open greatroom, gourmet kitchen, separate family room, river-rock fireplace & oak hardwood floors. Warm natural wood paneling & steamed European birch & cherry wood cabinets throughout, natural polished stone slab countertops. Four master suites, each with private bath, additional bedroom & bonus room, could be 6th bedroom, each sharing 5th bathroom. Large utility room & staging area with 1/2 bath, storage & workshop. Attached double garage & extensive decking for outdoor living on all sides of the home. **\$1,650,000.** MLS#201905530

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



69114 BARCLAY LANE

Beautiful 10 acres with Cascade mountain views! Close to town with paved access, natural sub-irrigated meadow, ponderosa pines, septic approval, excavated pond and shallow well depths. The building site offers views of Broken Top, the Three Sisters and Black Crater. There are views from the property of Mt. Jefferson, Black Butte, 3-Fingered Jack and Mt. Washington. An early morning walk through the meadow is spectacular with chest-high meadow grasses, wildflowers, grazing deer, circling raptors and countless native birds. **\$399,000.** MLS#201906185