



*Serving the Sisters, Camp Sherman and Black Butte Ranch Areas*

# Ponderosa Properties

*The Locals' Choice!*

REALTORS AND PROPERTY MANAGEMENT

541-549-2002

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

## New Listing



### 69592 LAKE DRIVE, SISTERS

Private five acres with mountain view! Three bedroom manufactured home with fireplace, heat pump, sun room, end of road privacy and access to miles of public land at the corner. Huge 900 sq. ft. heated garage, office/shop and 1,440 sq. ft. barn plus more! New loan or owner will carry! You will want to see this right away. **\$384,500.**



### DESCHUTES RIVERFRONT ACREAGE!

Ten acres along the Middle Deschutes offers a spectacular building site with 180-degree river views with the Cascade mountains in the background. Paved access, electricity available, standard septic feasibility and an existing well. The property gently slopes from the street to the northwest forming a flat bench with a premier building site before rolling off to the river. There are two adjacent parcels also available that create the possibility for a multiple-home estate. With great mountain and river views, this is a rare opportunity to build your dream home. **\$299,500.** MLS#201910338



## 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..... **\$210,000**
- Lot 5 MLS#201803205..... **\$240,000**
- Lot 4 MLS#201803206..... **\$250,000**
- Lot 7 MLS#201803202..... **\$260,000**

### MOUNTAIN-VIEW ACREAGE!

11.5 acres with great mountain views and high desert beauty. Paved access, electricity and approval for a septic system, this acreage is ready for your Central Oregon dream home. There are adjacent parcels for sale on either side that expand the possibilities. BLM lands are nearby and the fishing is great along this stretch of the Middle Deschutes. **\$239,500.** MLS#201910345



### 7515 SE GENTIAN WAY, PRINEVILLE

Views of the water from every nook and cranny on this 76-acre hillside property. The gravelled driveway leads you up to a cozy campsite with a trailer, outdoor shower, deck and fire pit. There is a cased well (no pump or power at this time). Power is at the road. Standard septic approval in 2004. Terrain varies with some beautiful sandy, level areas to a small canyon with animal trails. Gated driveway. Zoning allows for 5-acre homesites. One-quarter mile to the boat dock for year-round recreation. Borders public lands to the east. Owners will carry a contract. Broker owned. **\$229,000.** MLS#201907560.

### PREMIUM LAKEFRONT...

...homesite in Aspen Lakes Golf Estates. 1.27 acres with nice pine trees and water views. Protective CCRs in this gated community of fine homes. Utilities to the lot line. Just minutes to the town of Sisters. **\$379,500.** MLS#201506535



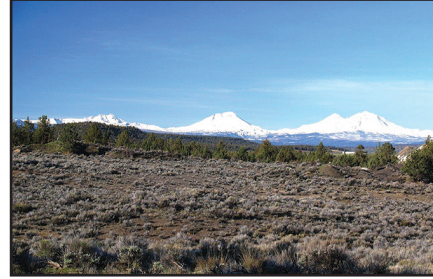
### THE BEST OF BOTH WORLDS

Located in the Coyote Springs neighborhood, end of a quiet cul-de-sac and bordering the forest buffer. Access over 100 miles of Peterson Ridge and other forest trails right out your back door. Enjoy the nearby amenities of FivePine Lodge, Three Creeks Brewing, Sisters Athletic Club, Shibui Spa and Sisters Movie House or stroll into downtown to enjoy Creekside Park, the Village Green, art galleries, fine restaurants and gourmet markets. Ready for your new home with underground utilities, paved streets, city sewer and city water. CCRs and design guidelines have helped create a beautiful neighborhood of quality homes. Low HOA fees. Get your hiking shoes on or pull out your mountain bike and enjoy all that Sisters Country has to offer! **\$260,000.** MLS#201910116



### NEW TOWNHOME!

Three bedrooms, 2.5 baths. Ultra-modern interior design features upper-level living. Light and bright greatroom with south-facing windows, cozy propane fireplace and high vaulted ceilings. Sunny patio with mountain view and feeling of openness. Comfortable upper-level master suite with high ceilings, plenty of closet space and spacious bathroom. Also, a half-bath plus utility room upstairs for convenience. Lower level has 2 bedrooms plus guest bathroom. Heat pump on upper and efficient in-floor radiant heating on lower level. Single attached garage. **\$449,000.** MLS#202000015



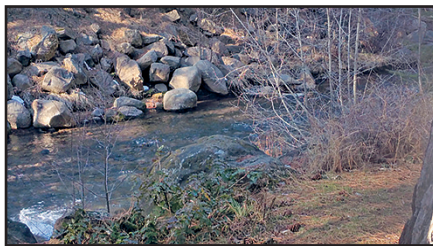
### BEAUTIFUL MOUNTAIN VIEW

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



### PEAKS AT PINE MEADOW

Wonderful townhome complex in Pine Meadow Village. Like-new, 2-level unit with upstairs reverse living. Lots of windows and natural light. Greatroom space with modern design features gas fireplace and access to upper-level patio. Master bedroom is on lower level and has functional and practical workspace cubby. **\$397,000.** MLS#202000483.



### RIVER FRONT PROPERTY

In the City of Sisters with water, power & sewer to the property (hooked up) & storage shed. Large ponderosa pine & cottonwood trees plus 200± ft. of river frontage, accessible at multiple points of the river bank. Peterson Ridge Trail system a block away. Miles of walking, jogging & mountain bike trails through the US Forest Service just a short distance down the road with additional access to the River on public land; and yet, within walking distance to Sisters. **\$499,500.** MLS#202002392



### 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 167± acre site of the R&B Ranch, which currently is not buildable. Needs well. Owner will consider short terms. **\$385,000.** MLS#201802331



### SOUTH MEADOW #8

One-third ownership! Enjoy an open floor plan with views of pine trees from the living room, featuring stone fireplace, vaulted ceilings, kitchen and dining room. Three bedrooms, 2 baths, master on ground floor, offering a private retreat for guests or a place for kids to hang out. Huge windows provide abundant natural light. Loft for additional sleeping area. Wood detail throughout gives off the classic BBR feel. Black Butte Ranch amenities include restaurants, golf courses, spa, indoor and outdoor pools and hot tubs, fitness facilities, tennis and pickleball courts, hiking and biking trails, and more! **\$185,500.** MLS#201909261



### 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. 4-bedrooms, 2.5 baths, 3,014 sq. ft. with oversized 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



### 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

### 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, pickleball and a clubhouse for your enjoyment. **\$278,000.** MLS#201910968

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  
541-480-1929  
CRS, Broker,  
Realtor Emeritus  
40+ years

Shane Lundgren  
541-588-9226  
Broker

Debbie Dyer  
541-480-1650  
GRI, Broker

Greg Davidge  
808-281-2676  
Broker

Jackie Herring  
541-480-3157  
Broker

Guy Lauziere  
541-410-9241  
Broker