



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

# Ponderosa Properties

*The Locals' Choice!*

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**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



**Debbie Dyer**  
541-480-1650  
GRI, Broker



**Shane Lundgren**  
541-588-9226  
Broker



**Greg Davidge**  
808-281-2676  
Broker



**Jackie Herring**  
541-480-3157  
Broker



**Guy Lauziere**  
541-410-9241  
Broker

**541-549-2002 1-800-650-6766**

[www.PonderosaProperties.com](http://www.PonderosaProperties.com)

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



**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.



**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



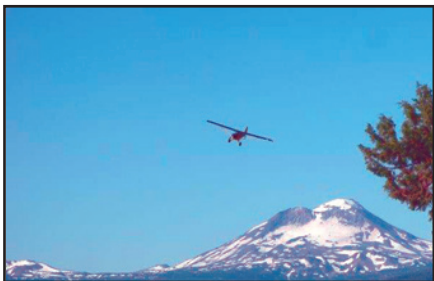
**ROCK RIDGE #37**

Vacation location in Black Butte Ranch! Partial ownership allows so much fun for a portion of the costs. Three bedrooms plus a bunk room in this 1,528 sq.ft. Rock Ridge home. Many upgrades including granite countertops, new decks, appliances and engineered flooring throughout the living area. Efficient propane stove in the great room. Easy access to pools, tennis, bike paths and the Glaze Meadow Sports Center. 1/4 Interest - **\$115,000.** MLS#202002138  
1/2 Interest - **\$229,500.** MLS#202002132



**18108 FADJUR LANE**

Treasured unobstructed view of the Cascade mountains overlooking irrigated pasture. 4 bedrooms, 4 baths, 3,850+ sq. ft. custom home w/multi-use barn/shop outbuilding. Paved circular drive leads to the quality-constructed home in like-new condition. Many windows providing natural light in abundance throughout home. Spacious kitchen w/large cooking island, ample counters & cabinetry. Greatroom w/soaring ceiling & gas fireplace set in dramatic floor-to-ceiling river-rock display. Plenty of flexibility in living space. In addition to primary bedrooms, enjoy an office/den & bonus rooms. Property fenced & cross-fenced, served w/5 acres of Three Sisters Irrigation District pressurized water. Nearby access to BLM property for riding & outdoor recreation. **\$1,175,000.** MLS#202001136



**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**



**60030 RIVER BLUFF TRAIL**

Build your dream home close to skiing, biking and the Deschutes River in Bend's popular Sunrise Village neighborhood. This large .58 acre homesite is septic approved, flat and one of the last remaining opportunities to build a new home in this quiet gated community. Walking/biking paths, tennis courts, pool and community center. Great trail access to the river corridor, mountain bike trails to the west and paved trails toward Old Mill. **\$350,000.** MLS #202002312



**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. **\$275,000.** MLS#201908158

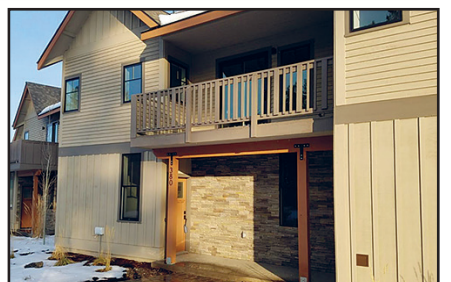
**MOUNTAIN-VIEW ACREAGE!**

11.5 acres slope gently to the northwest 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. The property offers views of Mt. Hood, Mt. Jefferson, Three Fingers Jack, Black Butte, Mt. Washington, Black Crater and the Three Sisters, plus elevated views of the surrounding area. 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



**PAINT BRUSH SPECIAL**

Tile and bamboo flooring in the living areas help with easy maintenance in this 1,460 sq.ft. residence. Monitor oil heater provides low-cost heating in addition to electric heat. New lighting in dining area. Kitchen includes a breakfast bar. Bonus room for an office, mudroom or well-planned storage. New granite in the 2 bathrooms, newer carpet in the 3 bedrooms. Fenced backyard. Covered patio. This .6-acre lot borders public land. Pool, tennis, rec center & trails for homeowners. **\$349,000.** MLS#202000173



**EXCITING NEW TOWNHOME**

Located in The Peaks at Pine Meadow Village. Two bedrooms, 2 baths and 1,455 sq.ft. Contemporary style and design features upper-level living for privacy and view from the greatroom. Practical kitchen opens to a large spacious living/dining with vaulted ceilings and lots of windows to let the natural light in. Propane fireplace provides a cozy and warm living space in the cooler months. Ductless heat pump and lower-level radiant floor heating gives year-round efficiency. Master is on the entry level and enjoys a large closet and luxurious bathroom. Guest suite is located off the greatroom, as well as an enjoyable upper-level patio to enjoy the outdoors. An auto courtyard leads to the attached garage. **\$432,500.** MLS#202000020



**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. This rare setting has Indian Ford Creek along its east boundary. **\$399,000.** MLS#201906185



**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 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