



Serving the Sisters, Camp Sherman and Black Butte Ranch Areas

Ponderosa Properties

REALTORS AND PROPERTY MANAGEMENT



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

BACK ON MARKET



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



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



LIKE-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#202000010



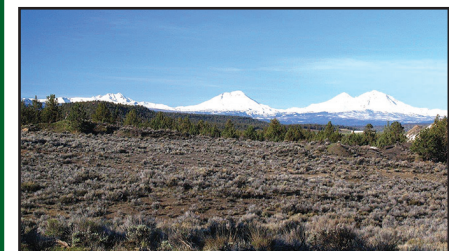
SUN RANCH BUSINESS PARK

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**



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



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



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*



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

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

The Locals' Choice!



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



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



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



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