



Serving the Sisters, Camp Sherman and Black Butte Ranch Areas

Ponderosa Properties

REALTORS AND PROPERTY MANAGEMENT

541-549-2002

1-800-650-6766

www.PonderosaProperties.com

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

New Listing



ROOM TO ROAM – 40 ACRES

Cascade mountain views from every corner of this property. Stretch out and stargaze at night or hike onto the adjoining BLM land to the south. Off grid but has cell phone reception. A short drive to the Lake Chinook Village Store and air strip. The lake is about 10 minutes away. Access the property through Culver and cross the bridges or travel out Wilt Road. In Jefferson County the range land zone may allow a home on 40 acres. Blue skies will be smiling at you! **\$71,000.** MLS#220102468



ROCK RIDGE #37

Vacation Location in Black Butte Ranch! Partial ownership allows soooo much fun for a portion of the costs. Three bedrooms plus a bunk room in this 1528 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



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



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



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



THE BEST OF BOTH WORLDS

Located in the Coyote Springs neighborhood, end of a quiet cul-de-sac bordering the forest buffer, this homesite offers the best of both worlds. 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



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**



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 & 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, merely walking distance to downtown Sisters. Truly a rare find! **\$509,950.** MLS #202002392



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



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



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



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



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.



7515 SE GENTIAN WAY, PRINEVILLE

Views of the water from every nook and cranny on this 76-acre hillside property. The graveled 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

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