



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

# Ponderosa Properties

REALTORS AND PROPERTY MANAGEMENT

*At Ponderosa Properties...  
...It's About the People*



**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



**1156 E. CREEKSIDE COURT**

Creek front living! Build your dream home with the music of the creek in your backyard. Pines, willows, cottonwoods and natural grasses for your landscape. Play in the water on a hot summer day! Lot adjoins riparian park. No HOA dues! City water and sewer, so close to everything that Sisters Country has to offer. **\$245,000.** MLS #220102859



**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. **\$339,000.** MLS#201506535



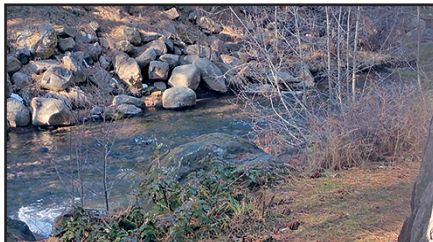
**16676 JORDAN ROAD**

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



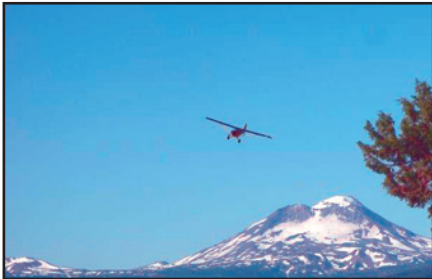
**MOUNTAIN VIEWS!**

Mountain views from this 83-acre parcel. Tree groves or open skies...choose your estate-caliber homesite. US Forest Service public land borders one-half mile for added privacy. A water hook-up available if desired or drill your own. Horses, hermits or homebodies, a beautiful spot to create your custom dream. Eight miles to the Western town of Sisters. **\$980,000.** MLS#220103712



**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! **\$479,900.** MLS #202002392



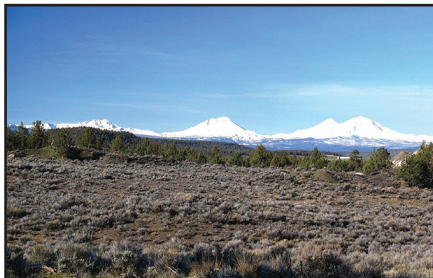
**SUN RANCH BUSINESS PARK**

**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



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

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

*The Locals' Choice!*



**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



**SPRING HOME #14**

Special setting at Black Butte Ranch with mountain feel and sense of privacy from its perch on the side of a forested ridge. Centrally located to all amenities at the Ranch. Greatroom kitchen overlooks family room. 2 spacious dining areas. 2 living areas, multiple fireplaces. 3 spacious bedroom suites, plus 2 bunk-room suites. Extensive outdoor living by large main-level deck overlooking the forest, covered lower-level patio, private morning courtyard & more. Timeless contemporary design apparent from cul-de-sac entrance, paved drive & parking, triple garage & formal covered entrance. **\$1,200,000.** MLS#220104124



**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



**25721 SW COLD SPRINGS RESORT LN**

Beautiful meadow setting of one-half acre in Camp Sherman with Black Butte and Green Ridge views, bordering National Forest. Includes newly constructed well, existing septic system and CEC power hookup. Close to Metolius River and year-round recreation opportunities including hiking, fishing, biking, skiing, golf and much more. **\$249,500.** MLS#220105727