



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

# Ponderosa Properties

REALTORS AND PROPERTY MANAGEMENT

## New Listing



### LIVE THE GOOD LIFE!

From the covered front porch to the patio out back, attention was given to every detail of this 1,500± sq. ft., single-level, 2017 Marlette manufactured home. Vaulted ceilings, high-end HVAC system with AC, three solar tubes for additional light, beautifully appointed kitchen with work island and Tiffany-style lights. Owner's bedroom has two closets, private bath with a 6-ft. shower and dual sinks. Double-car garage. Property borders green belt for added privacy. The gated community, catering to 55+ crowd, even takes care of the landscaping! **\$349,000.**



### A VERY SPECIAL SETTING!

A paved lane winds up to an elevated ridge top where this exciting home sits with forested overviews & peek-a-boo views of Black Butte & Mt. Jefferson. Three bedrooms, 2.5 baths & 2,408 sq. ft. Great room, kitchen, living & breakfast nook plus formal dining room. Main-level master suite, jetted tub & walk-in shower. Two large bedrooms upstairs, spacious bathroom & loft overlooks great room with Mt. Jefferson view. Two double garages with lots of potential uses. The larger is attached to home by covered breezeway with finished upper-level multi-purpose room, lots of windows, plus full bathroom. Extensive paved parking leads to covered porch entry, paver stone patio & enjoyable lawn. The forested setting provides privacy. **\$819,900.** MLS#220106968



### 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



### 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, storage shed, & approval for 2,500 sq. ft. home. Distance of building setback from river is difficult to obtain, making this a rare property. Large ponderosa & cottonwood trees plus 200± ft. of river frontage, accessible at multiple points. Peterson Ridge Trail system less than a block away. Miles of walking, jogging & mountain bike trails through the USFS just down the road with additional access to river on public land. So private, yet walking distance to Sisters. **\$479,900.** MLS #202002392



### 7773 NW 89TH COURT

Views of the Cascades and Black Butte from 9.07 acres of gently sloping land. This property is located within the highly desirable Lower Bridge Estates just outside of Terrebonne. Your dream home project has been given a head start here as the improvements to date include a private well, septic system installed in 2003 and power available. These significant improvement expenses have already been invested on behalf of this property's lucky new owners. Outdoor lovers will also appreciate the close proximity to public land access and the fishing opportunities to be realized on the scenic Deschutes River. **\$320,000.** MLS#220108557



### GOLF COURSE FRONTAGE

A beautiful setting overlooking Aspen Lakes' 16th Fairway with tee-to-green fairway views. The vista includes fairway ponds and a forested ridge/open space as the backdrop. Ponderosa pines and open skies highlight this large homesite ideal for your custom-home dreams. Underground utilities and water available, septic approval and close to Aspen Lakes Recreational Center. **\$299,500.** MLS#220106225

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



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*The Locals' Choice!*



### ON TOP OF MCKINNEY BUTTE

Overlooking the Cascade mountains and Sisters, this property has a combination of special features not often found. Main house has a rustic yet modern interior with knotty pine & accented by juniper logs. Exciting 3-level floor plan, high vaulted ceilings & spaces filled with Cascade view windows providing natural light. The 9.9-acre rural lot features detached guest accommodations w/ garage & long-term cell site camouflaged into the charming architecture. End-of-the-road privacy – forested with ample sunlight – dramatic setting with Cascade views – private guest accommodations – income stream – what more could you want! **\$999,000.** MLS#220110633



### 60734 BRISTOL WAY – BEND

Come visit this well-maintained single-level home on a private and spacious .46-acre lot. Character & charm are evident, inside & out. Surrounded by mature shade trees & shrubbery, providing exceptional privacy in this bird sanctuary. Updated ranch-style home with wonderful greatroom living area, enjoying bright, south-facing windows for natural light & wide-open living, dining & kitchen with eating/conversation island. Charming courtyard entry in the front. Large rear deck for outdoor enjoyment. Attached, fully insulated double garage with floored attic above. Great SE location just off Country Club Drive, with easy access to all parts of Bend & beyond. **\$450,000.** MLS#220109410



### 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



### 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. Has septic feasibility. Conditional-use permit to build a home. Borders government land, State of Oregon, BLM and Deschutes County on three sides. **\$325,000.** MLS#201908158