

REAL ESTATE



Coming Soon

PALMER HOMES

Palmer Home with 3-Car Garage

Coming soon, 2020 COBA Tour of Homes award winning Palmer Home plan with completion expected this August. Stunning mountain views from the expansive covered front deck. Great room is easily expanded on to the deck through double wide sliding glass doors. Open concept living area creates a lovely spacious feel with extra windows to bring in natural light and for enjoying the views. THREE CAR garage creates ample space for storage, extra toys or shop. 3728 SW 44th St, Redmond. CCB# 185585

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DESCHUTES RIVER & CASCADE MOUNTAIN VIEWS

Furnishings Included | 4 Bedrooms | Office | Theatre | Billiard Room
20335 Arrowhead Drive | Offered at \$2,550,000



Located within the exclusive Deschutes River Ranch, featuring Cascade Mountain views, nearly 2 miles of private Deschutes River access, swimming holes, waterfalls, fishing & acres of open space. Truly special home combines a wonderful blend of contemporary & mountain home architecture. Well-considered floor plan encompasses inviting living areas, presenting superb design & an abundance of charm at every turn. Accentuated by floor to ceiling stone walls & exquisite wood accents that perfectly blend w/ the natural scenery. Floor to ceiling windows in elegantly rustic great room frame the outstanding panoramas & flood interiors w/ sunlight. Well-equipped chef's kitchen flows seamlessly into adjoining dining area. Owner's suite w/ cozy fireplace, balcony, steam shower & coffee bar. 3 guest rooms, office, home theater & billiard room. 1760 sq. ft., 4-car garage. Wonderful outdoor living areas w/ outdoor kitchen, fireplace & hot-tub.



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Winning a Bidding War

BE PREPARED

Unless you're offering all cash, most agents won't even consider a bid unless you're preapproved by your lender, preferably one familiar with the local market.

Get preapproved for a mortgage before you start shopping for a home, say the experts at Rocket Mortgage. Your lender will provide you with a guaranteed approval up to a certain number, allowing you to bid up to that maximum.

Preapproval letters show sellers you're a serious bidder and that you won't have trouble getting a mortgage to purchase the home. Without one, a seller might pass by any offer you might make.

MAKING THE OFFER

In today's market, houses are selling

If you're looking to buy a house right now, you understand that it's a seller's market. Inventory is low and prices are high, higher than ever, in fact. So if you find your dream home, chances are you'll encounter a bidding war. Here's how to win.

for as much as 25% over asking price, or more — sometimes with dozens of bidders driving the price ever higher.

It's important to go in with your best offer — even if it's less than what you're approved for. Traditionally, say the experts, the best way to win is to offer the most money. But don't bid above what you're comfortable with. Going into a bidding war with your best offer takes some of the

emotion out of the process. You'll know you can walk away having offered the highest price you can afford.

Here are some other ways to ensure you win a bidding war, according to Rocket Mortgage:

- Add an escalation clause: If you think you'll face competition, but can't be sure how much others will pay, your real estate agent can write an escalation clause into

your offer that says you'll pay a certain dollar amount above any offer up to your budget limit.

- Drop contingencies: Contingencies are specific conditions that must be met before a sale can be completed. If you remove any contingency, you're making it easier for the seller to accept your offer.

- Skip the inspection: It's risky, because great-looking homes can hide a wealth of problems. But bypassing the inspection is one way to entice the seller if you can afford the risk.

- Offer all-cash: Many people don't have the wherewithal to make an all-cash offer, but if you can, experts say your offer can quickly jump to the top of the pile. Cash saves both parties time by skipping underwriting and shows the seller you won't have problems with financing.

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Windermere
REAL ESTATE

WINDERMERE CENTRAL OREGON REAL ESTATE


Windermere
COMMERCIAL

BEND
807 SW Industrial Way
541-388-0404

REDMOND
821 SW 6th Street
538 SW Highland Ave.
541-923-HOME

COMMERCIAL
538 SW Highland Ave.
541-410-3484

MADRAS
161 SE 5th Street
541-475-7001

SUNRIVER
7100 Beaver Drive
Bldg. 22 Suite 220
541-323-5888

