

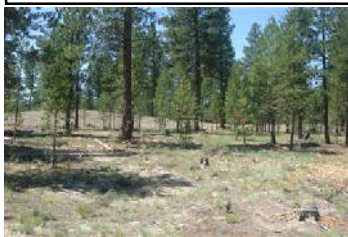
# Client Summary Report

Listings as of 10/24/07 at 10:53pm

Page 1

Property Type: Land Areas: Sunriver, Three Rivers South Addition: exact: caldera springs Statuses: Active, Contingent, Pending

<b>Status:</b> Active 06/01/07	<b>Listing #</b> 2707539	<b>293 Sable Rock Loop Bend, OR 97707</b>	<b>Listing Price:</b> \$285,000
	<b>County:</b> Deschutes	<b>Cross St:</b> South Century	



<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$649,202.73
<b>Tax ID</b>	201117BD-01600	<b>Lot Sq Ft (approx)</b>	19110 ((Builder's Data)
		<b>Lot Acres (approx)</b>	0.439

**Directions** Sunriver to South Century Dr., across from Crosswater

**Marketing Remarks** Lot in Caldera Springs! Caldera Springs is the first new community in Sunriver in a decade. 75% of the homesites have been sold. Perimeter homesite is a large, flat, treed lot.

<b>Status:</b> Active 05/17/07	<b>Listing #</b> 2706539	<b>12 Dancing Rock Loop Bend, OR 97707</b>	<b>Listing Price:</b> \$299,950
	<b>County:</b> Deschutes	<b>Cross St:</b> Harper Rd	



<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$882,205.88
<b>Tax ID</b>	201108AC-00100	<b>Lot Sq Ft (approx)</b>	14810 ((Assessor's Data)
		<b>Lot Acres (approx)</b>	0.340

**Directions** Caldera Springs main entrance across from Crosswater entrance. Alternate entrance thru Sunriver Business Park near Home Center on Harper Rd.

**Marketing Remarks** Beautiful Caldera Springs lot with potential for filtered view of Mt Bachelor & distant golf course. Assignable \$15,000 rebate if construction of home completed by 6/30/08.

## Presented By: Thesa L Chambers



Primary 541-771-7064  
Secondary  
Other

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Listings as of 10/24/07 at 10:53pm

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<b>Status:</b> Active 05/17/07	<b>Listing #</b> 2706540 <b>County:</b> Deschutes	<b>11 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> Harper Rd	<b>Listing Price:</b> \$309,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$908,823.53
<b>Tax ID</b>	201108AC-01300	<b>Lot Sq Ft (approx)</b>	14810 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.340

**Directions** Caldera Springs main entrance across from Crosswater entrance. Alternate entrance thru Sunriver Business Park near Home Center on Harper Rd.

**Marketing Remarks** Beautiful Caldera Springs lot with potential for filtered view of Mt Bachelor & distant golf course. Assignable \$15,000 rebate if construction of home completed by 6/30/08.

<b>Status:</b> Pending 08/01/07	<b>Listing #</b> 2704241 <b>County:</b> Deschutes	<b>56899-lot 17 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> Glowstone Loop	<b>Listing Price:</b> \$319,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$911,428.57
<b>Tax ID</b>	201108AC-02200	<b>Lot Sq Ft (approx)</b>	15246 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.350

**Directions** just past glowstone loop

**Marketing Remarks** Great parcel near golf course. Newest resort in sunriver. lake house with contemporary dining, pool, water slide , hiking biking trails and more. Don't miss out this parcel. Priced for quick sale. lowest priced lot in Subdivison. Very motivated seller.

**Presented By:** Thesa L Chambers



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Listings as of 10/24/07 at 10:53pm

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<b>Status:</b> Active 06/19/07	<b>Listing #</b> 2708529 <b>County:</b> Deschutes	<b>1 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> Caldera Springs Dr.	<b>Listing Price:</b> \$329,900
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$622,452.83
<b>Tax ID</b>	201108AB-02300	<b>Lot Sq Ft (approx)</b>	23087 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.530

**Directions** South Century Dr. to Caldera Springs entrance. Sunriver Business Park to Harper Rd. Left on Dancing Rock Loop.

**Marketing Remarks** This beautiful level and wooded lot at Caldera Springs Resort with Cascade and golf views is far enough from the traffic of the Lake House and vacation rentals to ensure privacy and yet a short walk to shopping and lattes at the Business Park. Priced at a discount for quick sale. Hurry and you can take advantage of the \$15,000 developer credit for a home completed by June 2008!

<b>Status:</b> Active 08/18/07	<b>Listing #</b> 2711315 <b>County:</b> Deschutes	<b>54 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> South Century Drive	<b>Listing Price:</b> \$335,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$957,142.86
<b>Tax ID</b>	201108-00400	<b>Lot Sq Ft (approx)</b>	15246 ((Other))
		<b>Lot Acres (approx)</b>	0.350

**Directions** Spring River drive west to S. Century drive.

**Marketing Remarks** The best of resort living at Caldera Springs. This flat buildable lot is on the golf course with Paulina mountain views in your backyard and common area on one side. HOA's are 205.00 per Month and this includes all your golf! Call for more details on all the completed and operational amenities.

**Presented By:** Thesa L Chambers



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<b>Status:</b> Active 05/10/07	<b>Listing #</b> 2706142 <b>County:</b> Deschutes	<b>87 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> Harper	<b>Listing Price:</b> \$348,000
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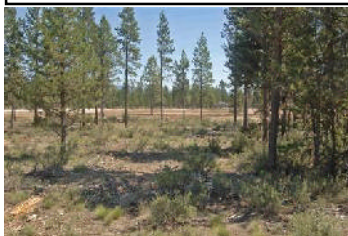


<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$994,285.71
<b>Tax ID</b>	201108BA-01900	<b>Lot Sq Ft (approx)</b>	15246 ((Other))
		<b>Lot Acres (approx)</b>	0.350

**Directions** Sunriver to South Century Dr, across from Crosswater

**Marketing Remarks** Build your dream home in Caldera Springs, one of Bend's newest destination resorts. This flat .35 acre lot sits on the fairway of 3rd practice hole. Two story home would offer mountain views. New 400 acre resort adjacent to Sunriver Resort & Crosswater Club. All utilities are in & lot is ready to build on. \$15,000 rebate by developer if home is completed by 6/30/08.

<b>Status:</b> Active 11/18/06	<b>Listing #</b> 2615997 <b>County:</b> Deschutes	<b>55 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> Harper Rd	<b>Listing Price:</b> \$355,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,044,117.65
<b>Tax ID</b>	201108BA-00500	<b>Lot Sq Ft (approx)</b>	14810 ((Builder's Data))
		<b>Lot Acres (approx)</b>	0.340

**Directions** Sunriver to South Century Dr. across from Crosswater.

**Marketing Remarks** Lot in Caldera Springs. Caldera Springs is the first new community in Sunriver in a decade. 75% of homesites have been sold! Homesite is on the golf course with views East to Paulina Peak.

**Presented By: Thesa L Chambers**



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# Client Summary Report

Listings as of 10/24/07 at 10:53pm

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<b>Status:</b> Active 02/07/07	<b>Listing #</b> 2701566 <b>County:</b> Deschutes	<b>8 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> Glowstone Lp	<b>Listing Price:</b> \$357,900
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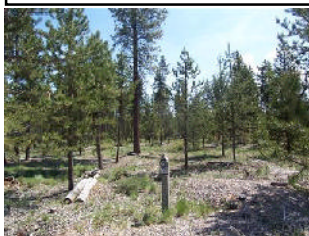


<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,052,647.06
<b>Tax ID</b>	201108AB-01600	<b>Lot Sq Ft (approx)</b>	14810 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.340

**Directions** South on South Century Dr., main entrance across from Crosswater.

**Marketing Remarks** Caldera Springs lot. One of the lowest priced lots in the new Caldera Springs Development. Don't be left out as the amenities start to come on line this summer. They include a 9 hole executive golf course, walking & bike trails, lava rock style swimming pool, lake stocked w/fish, pavilion & park areas. This homesite is perimeter site across from the golf course with second story mountain views. Developer will provide you with a \$15,000 credit if your home is completed by June of 08. Owner terms available.

<b>Status:</b> Active 06/01/07	<b>Listing #</b> 2707235 <b>County:</b> Deschutes	<b>168 Sunstone Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere Circle	<b>Listing Price:</b> \$359,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$875,609.76
<b>Tax ID</b>	201108DC-02800	<b>Lot Sq Ft (approx)</b>	17860 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.410

**Directions** Hwy 97 South to Sunriver, South Century exit, go through Sunriver roundabout & past business park, turn left on S. Century Dr, turn left into Caldera Springs, turn left off Trailmere onto Sunstone Lp.

**Marketing Remarks** Caldera Springs lot backing to large common area. Resort amenities include 9 hole executive golf course & 3 hole practice course tennis courts, multiple lakes & streams for canoeing & fishing. Quarry style pool at edge of lake, lake house with bistro, fitness center and miles of bike & walking trails plus more! \$15,000 assignable rebate if home construction complete by 6/30/08.

**Presented By:** Thesa L Chambers



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# Client Summary Report


Listings as of 10/24/07 at 10:53pm

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<b>Status:</b> Active 04/23/07	<b>Listing #</b> 2705479 <b>County:</b> Deschutes	<b>139 Sunstone Lp Bend, OR 97707</b> <b>Cross St:</b> South Century Dr	<b>Listing Price:</b> \$362,000	
	<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
	<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
	<b>Section</b>	Other	<b>Price / Acre</b>	\$882,926.83
	<b>Tax ID</b>	201108DB-01300	<b>Lot Sq Ft (approx)</b>	17860 ((Builder's Data))
			<b>Lot Acres (approx)</b>	0.410


**Directions** Sunriver to South Century Dr., across from Crosswater.

**Marketing Remarks** Lot in Caldera Springs! Caldera Springs is the first new community in Sunriver in a decade. 75% of homesites have been sold! Perimeter homesite is a large, flat, treed lot.

<b>Status:</b> Active 08/01/07	<b>Listing #</b> 2710670 <b>County:</b> Deschutes	<b>106 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> South Century/Glowst	<b>Listing Price:</b> \$365,000	
	<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
	<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
	<b>Section</b>	Other	<b>Price / Acre</b>	\$1,586,956.52
	<b>Tax ID</b>	201108DB-01500	<b>Lot Sq Ft (approx)</b>	10019 ((Assessor's Data))
			<b>Lot Acres (approx)</b>	0.230

**Directions** From the Sunriver round-about, continue past the business park, left on South Century, left into Caldera Springs, straight on Trailmere, left on Sunstone and left on Dancing Rock, 1st lot on left.

**Marketing Remarks** Passage to Paradise. The Caldera Spring lot you have been waiting for. Adjoining the Caldera Links GC, views of Mt Bachelor, interior proximity to the quarry pool, Zeppa's Bistro, tennis courts, playground, Obsidian Lake, Harper's Outpost. Build your own vacation home or a great location for a rental investment Caldera Cabin. Enjoy summer evening on the golf course & winters enjoying the sparkling snow. Hike, bike, canoe, raft, play tennis, fish or just relax. Lot is bordered by common area as well.

<b>Presented By: Thesa L Chambers</b>		<b>Sunriver Realty</b>	
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Listings as of 10/24/07 at 10:53pm

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<b>Status:</b> Active 05/10/07	<b>Listing #</b> 2706192 <b>County:</b> Deschutes	<b>18 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> Sunstone Loop	<b>Listing Price:</b> \$365,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	SW	<b>Price / Acre</b>	\$1,042,857.14
<b>Tax ID</b>	201108AC-02100	<b>Lot Sq Ft (approx)</b>	15246 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.350

**Directions** Century drive South just past Sunriver, turn Left into Caldera Springs across the street from Caldera Springs. Turn right on Trailmere, left on Sunstone Loop and then right on Dancing Rock Loop.

**Marketing Remarks** Beautiful Lot in the new Destination Resort of Caldera Springs. The common area both in the front and back of this Lot makes it seem even larger than .35 Acres. Enjoy all the amnities including gold, fitness center, quarry style pool, lakes and stream running through the resort and miles of hiking and bike trails.

<b>Status:</b> Active 04/23/07	<b>Listing #</b> 2705480 <b>County:</b> Deschutes	<b>130 Sunstone Lp Bend, OR 97707</b> <b>Cross St:</b> South Century Dr	<b>Listing Price:</b> \$369,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$900,000.00
<b>Tax ID</b>	201108DB-00400	<b>Lot Sq Ft (approx)</b>	17860 ((Builder's Data)
		<b>Lot Acres (approx)</b>	0.410

**Directions** Sunriver to South Century Dr., across from Crosswater.

**Marketing Remarks** Lot in Caldera Springs! Caldera Springs is the first new community in Sunriver in a decade. 75% of homesites have been sold! Perimeter homesite is a large, flat, treed lot.

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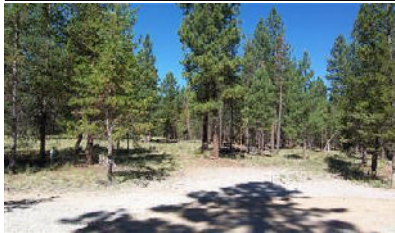
Listings as of 10/24/07 at 10:53pm

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<b>Status:</b> Active 07/17/07	<b>Listing #</b> 2710281 <b>County:</b> Deschutes	<b>147 Sunstone Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere Circle	<b>Listing Price:</b> \$375,000	
	<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
	<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
	<b>Section</b>	Other	<b>Price / Acre</b>	\$914,634.15
	<b>Tax ID</b>	201108DC-02200	<b>Lot Sq Ft (approx)</b>	17860 ((Assessor's Data
			<b>Lot Acres (approx)</b>	0.410

**Directions** Hwy 97 to Sunriver (South Century) exit, go through Sunriver round about past Business Park, turn left on South Century, turn left into Caldera Springs, turn left off Trailmere onto Sunstone Lp.

**Marketing Remarks** Beautiful treed level building site in Caldera Springs, Sunriver's newest resort. With many homes under construction and the resort amenities open or nearly completed, this new family friendly neighborhood beckons.

<b>Status:</b> Active 07/06/07	<b>Listing #</b> 2709241 <b>County:</b> Deschutes	<b>199 Fireglass Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere Circle	<b>Listing Price:</b> \$375,000	
	<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
	<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
	<b>Section</b>	Other	<b>Price / Acre</b>	\$937,500.00
	<b>Tax ID</b>	201117BA-01700	<b>Lot Sq Ft (approx)</b>	17424 ((Assessor's Data
			<b>Lot Acres (approx)</b>	0.400

**Directions** Hwy 97 to Sunriver exit, through round-about to S. Century Dr, turn right on S. Century, turn left into Caldera Springs, turn right before bride Trailmere, right on Fireglass, 199 is 9 lots on right.

**Marketing Remarks** Large lovely lot with abundant common & soft pathway behind. Caldera springs is Sunrivers' newest resort featuring; lakes & streams, an executive 9 hole golf course, lake house with contemporary dining, quarry style pool, hiking, biking trails & much more.

**Presented By: Thesa L Chambers**



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<b>Status:</b> Active 05/16/07	<b>Listing #</b> 2706373 <b>County:</b> Deschutes	<b>207 Fireglass Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere	<b>Listing Price:</b> \$375,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,071,428.57
<b>Tax ID</b>	201117BA-00900	<b>Lot Sq Ft (approx)</b>	15246 ((Other))
		<b>Lot Acres (approx)</b>	0.350

**Directions** Enter Caldera Springs, R at Trailmere Circle, R on Fireglass Lp, lot on R past cul-de-sac

**Marketing Remarks** Sloping forested homesite that takes advantage of the majestic ponderosas. Go two stories and you may get a view of the lake. Central Oregon's finest poolside area The Quarry, family friendly golf and The Lake House clubhouse are now open. Owner terms for a qualified buyer with 20% down, 7% interest for one year. Finish your home by July 2008 & get \$15,000 back from the developer. Seller is an Oregon Real Estate licensee.

<b>Status:</b> Active 09/14/07	<b>Listing #</b> 2712451 <b>County:</b> Deschutes	<b>208 Fireglass Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere Circle	<b>Listing Price:</b> \$379,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	SW	<b>Price / Acre</b>	\$1,082,857.14
<b>Tax ID</b>	201117-00900	<b>Lot Sq Ft (approx)</b>	15246 ((Estimated))
		<b>Lot Acres (approx)</b>	0.350

**Marketing Remarks** Amazing lot nestled in the Pines at Caldera Springs. Perfect location in a secluded and private setting, yet close to all the resort amenities. 9 hole executive golf course and 3 practice holes, amazing 4 lakes w/stream running through resort. Lake house w/Bistro, fitness center, quarry style pool at edge of lake and miles of bike/walking trails. Seller has plans for custom 3,093 sq ft home built by top builder Gary Laursen construction.

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Listings as of 10/24/07 at 10:53pm

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<b>Status:</b> Active 04/23/07	<b>Listing #</b> 2705481 <b>County:</b> Deschutes	<b>129 Sunstone Lp Bend, OR 97707</b> <b>Cross St:</b> South Century Dr	<b>Listing Price:</b> \$379,000
	<b>Property Type</b> <b>Area</b> <b>Section</b> <b>Tax ID</b>	Land Three Rivers South Other 201108DB-00300	<b>Property Subtype</b> <b>Addition</b> <b>Price / Acre</b> <b>Lot Sq Ft (approx)</b> <b>Lot Acres (approx)</b>
			Lots/Land to 1 acre Caldera Springs \$924,390.24 17860 ((Builder's Data)) 0.410

**Directions** Sunriver to South Century Dr., across from Crosswater.

**Marketing Remarks** Lot in Caldera Springs! Caldera Springs is the first new community in Sunriver in a decade. 75% of homesites have been sold! Perimeter homesite is a large, flat, treed lot.

<b>Status:</b> Active 06/07/06	<b>Listing #</b> 2607315 <b>County:</b> Deschutes	<b>132 Sunstone Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere Circle	<b>Listing Price:</b> \$379,000
	<b>Property Type</b> <b>Area</b> <b>Section</b> <b>Tax ID</b>	Land Three Rivers South Other 201108DC-00200	<b>Property Subtype</b> <b>Addition</b> <b>Price / Acre</b> <b>Lot Sq Ft (approx)</b> <b>Lot Acres (approx)</b>
			Lots/Land to 1 acre Caldera Springs \$924,390.24 17860 ((Other)) 0.410

**Directions** Go South on Century Dr. Across from Crosswater at entrance, turn left in Caldera Springs. Go to the right and follow Trailmere to 2nd left on Sunstone. Turn left to lot.

**Marketing Remarks** This .41 acre Caldera Springs building site backs to large common area. Resort amenities are now open. Family friendly golf, quarry style pool, lake house with Bistro, lake & stream system and miles of biking and hiking trails. \$15,000 assignable rebate if construction is completed by 6-30-8. Architecturally approved house plans available for purchase with lot sale for additional \$20,000.

**Presented By:** Thesa L Chambers



Primary 541-771-7064  
Secondary  
Other

**Sunriver Realty**

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Listings as of 10/24/07 at 10:53pm

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<b>Status:</b> Active 06/23/06	<b>Listing #</b> 2608765 <b>County:</b> Deschutes	<b>119 Sunstone Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere Circle	<b>Listing Price:</b> \$384,500
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$937,804.88
<b>Tax ID</b>	201108DB-00500	<b>Lot Sq Ft (approx)</b>	17860 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.410

**Marketing Remarks** Prime lot location w/ incredible views! Caldera Resort property with all the amenities. 9-hole executive golf course & 3 practice holes, amazing 4 lakes w/ stream running through resort. Lake house w/ Bistro, fitness center, quarry style pool at edge of lakes and miles of bike/walking trails. \$15,000 assignable rebate if home construction complete by 6/1/08.

<b>Status:</b> Active 06/23/06	<b>Listing #</b> 2608775 <b>County:</b> Deschutes	<b>120 Sunstone Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere Circle	<b>Listing Price:</b> \$384,500
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$801,041.67
<b>Tax ID</b>	201108DB-00400	<b>Lot Sq Ft (approx)</b>	20909 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.480

**Marketing Remarks** Prime lot location w/ incredible views! Caldera Resort property with all the amenities. 9-hole executive golf course & 3 practice holes, amazing 4 lakes w/ stream running through resort. Lake house w/ Bistro, fitness center, quarry style pool at edge of lakes and miles of bike/walking trails. \$15,000 assignable rebate if home construction complete by 6/1/08.

**Presented By: Thesa L Chambers**



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Listings as of 10/24/07 at 10:53pm


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<b>Status:</b> Active 05/16/06	<b>Listing #</b> 2605894 <b>County:</b> Deschutes	<b>172 Fireglass Loop Bend, OR 97707</b> <b>Cross St:</b> Trail Mere Lp	<b>Listing Price:</b> \$384,500	
	<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
	<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
	<b>Section</b>	Other	<b>Price / Acre</b>	\$1,130,882.35
	<b>Tax ID</b>	CLA-CLA	<b>Lot Sq Ft (approx)</b>	14810 ((Other))
			<b>Lot Acres (approx)</b>	0.340

**Directions** South on S. Century, left across from Crosswater entry, Caldera entry, right on Trailmere Lp, 2nd right on Fireglass Lp, 2nd lot.  
**Marketing Remarks** Exciting new resort in Central Oregon, Caldera Springs. Flat wooded lot backs to large common area w/view of lake. Amenities under construction include golf, hiking, biking trails, lakes, sports courts, fitness facility, quarry pool & mote.

<b>Status:</b> Active 09/22/07	<b>Listing #</b> 2712682 <b>County:</b> Deschutes	<b>243 Trailmere Circ Bend, OR 97707</b> <b>Cross St:</b> Caldera Springs Dr	<b>Listing Price:</b> \$385,000	
	<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
	<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
	<b>Section</b>	Other	<b>Price / Acre</b>	\$939,024.39
	<b>Tax ID</b>	201117AB-03500	<b>Lot Sq Ft (approx)</b>	17860 ((Assessor's Data
			<b>Lot Acres (approx)</b>	0.410

**Directions** Caldera Springs Dr, right on Trailmere Circle head east or straight past Fireglass Lp, continue past Caldera Springs, lot 243 on right.  
**Marketing Remarks** Beautiful homesite in Caldera Springs near trail with view of the meadow & water. Large common area to the back. Great north and south exposure. Enjoy all the Caldera Springs amenities & build your dream home in this nice resort community.

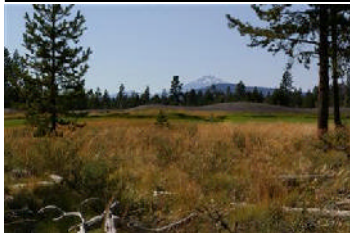
<b>Presented By: Thesa L Chambers</b>		<b>Sunriver Realty</b>	
	Primary	541-771-7064	PO Box 3650
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E-mail: <a href="mailto:tchambers@SunriverRealty.com">tchambers@SunriverRealty.com</a>		Fax : 541-593-5123	
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# Client Summary Report

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<b>Status:</b> Active 04/12/07	<b>Listing #</b> 2704774 <b>County:</b> Deschutes	<b>77 Dancing Rock Loop Bend, OR 97701</b> <b>Cross St:</b> Century Drive	<b>Listing Price:</b> \$385,000
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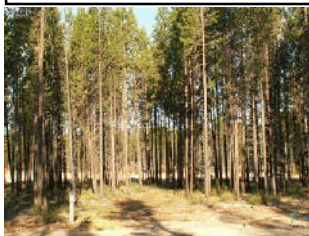


<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,132,352.94
<b>Tax ID</b>	201108BD-02700	<b>Lot Sq Ft (approx)</b>	14810 ((Other))
		<b>Lot Acres (approx)</b>	0.340

**Directions** Hwy 97 to Spring River Rd., left onto South Century Drive, left into Caldera Springs across the road from Crosswater Golf Club, left onto Dancing Rock Loop.

**Marketing Remarks** Lakes, streams & golf course Greens. Hiking & biking & canoes going by. Mountains & pine & gorgeous blue sky. One of the most spectacular cascade mountain & golf course view lots in this 400 acre new resort property located adjacent to Sunriver Resort & Crosswater Club. All utilities are in and it is ready to build on. \$15,000 rebate if home is finished by 7/15/08.

<b>Status:</b> Active 07/26/07	<b>Listing #</b> 2710252 <b>County:</b> Deschutes	<b>237 Trailmere Circ Bend, OR 97707</b> <b>Cross St:</b> Sunstone Lp	<b>Listing Price:</b> \$399,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$973,170.73
<b>Tax ID</b>	201117AB-04100	<b>Lot Sq Ft (approx)</b>	17860 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.410

**Directions** Hwy 97 to Sunriver exit, South Century Dr west, South to Caldera Springs, left on Caldrea Springs Dr, first right on Trailmere Circle to lot 237.

**Marketing Remarks** Nice lot in a very private section of Caldera Springs. This lot opens up towards the Caldera Springs water feature and the surrounding meadow. The amenities of Caldera Springs include man-made lakes, quarry swimming pool, 9 golf course & 3 regulation practice holes, fitness center, bike & walking trails and a wonderful Lake House Community Center.

**Presented By:** Thesa L Chambers



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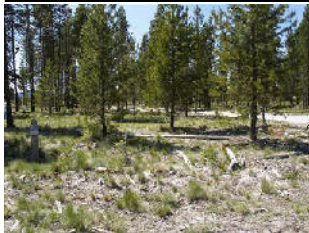
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<b>Status:</b> Active 02/02/07	<b>Listing #</b> 2701274 <b>County:</b> Deschutes	<b>109 Sunstone Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere Circle	<b>Listing Price:</b> \$399,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	SW	<b>Price / Acre</b>	\$950,000.00
<b>Tax ID</b>	201108DC-03500	<b>Lot Sq Ft (approx)</b>	18295 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.420

**Marketing Remarks** Beautiful homesite with Cascade mountain views. Infrastructure & recreational amenities include lake house, quarry swimming pool, lakes, picnic pavilion & parks are scheduled for completion during summer 2007.

<b>Status:</b> Active 05/26/06	<b>Listing #</b> 2606580 <b>County:</b> Deschutes	<b>56659 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> South Century	<b>Listing Price:</b> \$399,500
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,175,000.00
<b>Tax ID</b>	75-00075	<b>Lot Sq Ft (approx)</b>	14810 ((Other))
		<b>Lot Acres (approx)</b>	0.340

**Directions** From Bend, take Hwy 97 south past Sunriver, R Vandervert Rd, R South Century, Property on right across from Crosswater entry

**Marketing Remarks** Build your dream home in Caldera Springs, one of Central Oregon's newest destination resorts! This flat wooded lot offers beautiful mountain views & is situated on one of three golf practice holes. Amenities under construction include golf, trails, streams & lakes for boating, sports center, pool & clubhouse. \$15,000 rebate by developer if home completed by 6/30/07.

**Presented By:** Thesa L Chambers



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# Client Summary Report

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<b>Status:</b> Active 06/08/07	<b>Listing #</b> 2707652 <b>County:</b> Deschutes	<b>56911 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> Glowstone Loop	<b>Listing Price:</b> \$399,900
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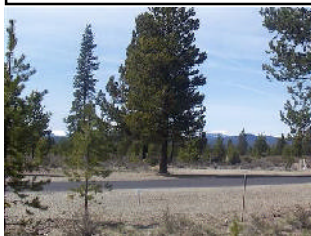


<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,155,780.35
<b>Tax ID</b>	201108AC-02000	<b>Lot Sq Ft (approx)</b>	15070 ((Other))
		<b>Lot Acres (approx)</b>	0.346

**Directions** On Hwy 97 south go past Sunriver exit, take left on South Century. Entrance on left, across from Crosswater. Alternate entrance thru Sunriver Business Park at Home Center on Harper Rd. Stay left.

**Marketing Remarks** Have you heard the buzz about Caldera Springs Resort? Awesome amenities include a quarry style pool, 9 hole executive course, practice holes. Fitness Center & Sport Courts. Bistro and Lake house. Miles of bike/walking paths meander around 5 lakes (stocked) & streams. Near Crosswater, Sunriver and convenient to Central Oregon amenities.

<b>Status:</b> Active 01/17/07	<b>Listing #</b> 2700638 <b>County:</b> Deschutes	<b>163 Sunstone Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere Circle	<b>Listing Price:</b> \$409,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$997,560.98
<b>Tax ID</b>	201108DB-02100	<b>Lot Sq Ft (approx)</b>	17860 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.410

**Directions** Hwy 97 south to Sunriver (South Century) exit. Go past Sunriver entrance & business park. Turn left on South Century Dr. Turn left in to Caldera Springs, turn left off trailmere onto Sunstone.

**Marketing Remarks** Caldera Springs mountain view lot. Beautiful full Mt Bachelor view from near center of lot! Nicely treed lot near core of Caldera Springs. Large common and path behind lot. Great location! Amenities of this beautiful new resort include 5 lakes, a quarry style pool at the edge of the lake, 9 hole executive course & 3 practice holes, fitness center, miles of trails & much more! Easy access to Sunriver.

**Presented By: Thesa L Chambers**



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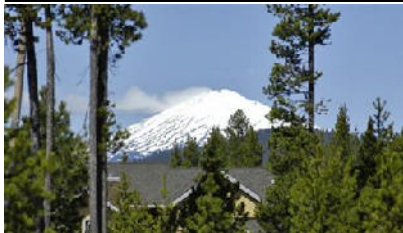
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# Client Summary Report

Listings as of 10/24/07 at 10:53pm

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<b>Status:</b> Active 05/07/07	<b>Listing #</b> 2706034 <b>County:</b> Deschutes	<b>97 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> Sunstone Loop	<b>Listing Price:</b> \$415,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,804,347.83
<b>Tax ID</b>	201108AC-01100	<b>Lot Sq Ft (approx)</b>	10018 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.230

**Directions** Hwy 97 S to flashing signal, turn r to Spring River Drive to S Century Drive, turn r to Caldera springs on from Sunriver turn r on Spring River RD & left into Caldera.

**Marketing Remarks** Where the Action Is - Golf course frontage, Mt. Bachelor Views and Central to all activities of Caldera Springs. Have dinner at the Lake House, slide under the waterfall at the Quarry pool or paddle your canoe on Obsidian Lake. Hiking, biking, tennis, playground and sport court. All great amenities included in Caldera Springs

<b>Status:</b> Active 10/11/06	<b>Listing #</b> 2614366 <b>County:</b> Deschutes	<b>80 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> South Century	<b>Listing Price:</b> \$425,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,250,000.00
<b>Tax ID</b>	201108BD-02400	<b>Lot Sq Ft (approx)</b>	14810 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.340

**Directions** South on South Century Dr., Caldera Springs entrance across from Crosswater Entrance.

**Marketing Remarks** View lot in Caldera Springs. Exceptional golf course & Mt Bachelor Views from this beautiful building site at Caldera Springs. This is a new & exciting Central Oregon resort, bordering both Sunriver & Crosswater. \$15,000 assignable rebate if home completed by 6/30/06.

**Presented By:** Thesa L Chambers



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# Client Summary Report

Listings as of 10/24/07 at 10:53pm

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<b>Status:</b> Active 09/28/07	<b>Listing #</b> 2712943 <b>County:</b> Deschutes	<b>265 Sable Rock Loop Bend, OR 97707</b> <b>Cross St:</b> South Century Drive	<b>Listing Price:</b> \$425,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	SW	<b>Price / Acre</b>	\$1,214,285.71
<b>Tax ID</b>	201117BD-02900	<b>Lot Sq Ft (approx)</b>	15246 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.350

**Marketing Remarks** Gorgeous homesite on lake and common area in new Sable Rock neighborhood in Caldera Springs. First new community in Sunriver in a decade. Large, flat, treed homesite for your dream home. HOA dues are \$205 per month and includes use of all amenities at no additional charge (golf, fitness, tennis, etc.)

<b>Status:</b> Active 09/27/07	<b>Listing #</b> 2712952 <b>County:</b> Deschutes	<b>105 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> Sunstone Lp	<b>Listing Price:</b> \$429,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,865,217.39
<b>Tax ID</b>	201108DB-01400	<b>Lot Sq Ft (approx)</b>	10019 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.230

**Directions** Hwy 97 S to Sunriver(Century)Exit.Continue thru Sunriver entrance round-about & past Business Park, turn left on South Century Dr, left into Caldera Springs, left on Sunstone Lp,left onto Dancing Rock

**Marketing Remarks** Golf course, mountain & Ponderosa trees. Located adjacent to Ponderosa Park. 9 miles of pathways. 10 acres of lakes, streams & family friendly golf await you. Come enjoy the resorts own lake house with Zeppa Bistro. Take a swim at the quarry pool after you have had a workout at the fitness center. Don't wait any longer! \$15K trans rebate if construction complete by June 2008.

**Presented By:** Thesa L Chambers



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Secondary  
Other

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# Client Summary Report

Listings as of 10/24/07 at 10:53pm

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<b>Status:</b> Active 03/21/06	<b>Listing #</b> 2602871 <b>County:</b> Deschutes	<b>184 Caldera Springs Bend, OR 97707</b> <b>Cross St:</b> South Century	<b>Listing Price:</b> \$429,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,261,764.71
<b>Tax ID</b>	184-184	<b>Lot Sq Ft (approx)</b>	14810 ((Other))
		<b>Lot Acres (approx)</b>	0.340

**Directions** South on South Century Dr, Caldera Springs located across the street from Crosswater entry.  
**Marketing Remarks** Lot in Caldera Springs. This buildable lot has views of the pond that will soon be installed. Assignable \$15,000 rebate if construction of home completed by 6/30/08.

<b>Status:</b> Active 06/24/07	<b>Listing #</b> 2709099 <b>County:</b> Deschutes	<b>56930-33 Dancing Rock Loop Sunriver, OR 97707</b> <b>Cross St:</b> Harper Road	<b>Listing Price:</b> \$434,900
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,242,571.43
<b>Tax ID</b>	201108BD-00800	<b>Lot Sq Ft (approx)</b>	15246 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.350

**Marketing Remarks** Beautiful piece of property with both golf course and mountain views. Golf course and new Lodge open August 2, 2007 and the athletic club and pool are currently open daily.

**Presented By: Thesa L Chambers**



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 Secondary  
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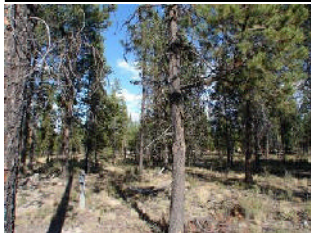
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# Client Summary Report

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<b>Status:</b> Active 09/28/07	<b>Listing #</b> 2713108 <b>County:</b> Deschutes	<b>170 Sunstone Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere Loop	<b>Listing Price:</b> \$439,500
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,071,951.22
<b>Tax ID</b>	201108DC-03000	<b>Lot Sq Ft (approx)</b>	17860 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.410

**Directions** South Century, left into Caldera, right on Trailmere, left on Sunstone, first lot on the right.

**Marketing Remarks** Sunriver area newest resort, Caldera Springs showcasing golf course, lakes, streams, paved & soft trails, Quarry pool, Lake House, Harper's Outport, Parks, & playgrounds/sports center. Located across from Crosswater entrance & close to Mt. Bachelor skiing. Fabulous location on lot 170, corner lot for huge common in back and side, closer to paved path and nearby lake views enhance the visual appeal of one of the best lots in Caldera Springs.

<b>Status:</b> Active 06/29/07	<b>Listing #</b> 2708988 <b>County:</b> Deschutes	<b>36 Glowstone Loop Bend, OR 97707</b> <b>Cross St:</b> Dancing Rock	<b>Listing Price:</b> \$444,900
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,293,313.95
<b>Tax ID</b>	201108BD-00500	<b>Lot Sq Ft (approx)</b>	15002 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.344

**Directions** S. Century Dr pass Sunriver, about 2 miles entrance to Caldera Springs on the left, Crosswater on the right. Left on Dancing Rock Lp, right on Glowstone Lp. 7th lot on the right.

**Marketing Remarks** Great location! Great views of the par 4 practice hole & Mt Bachelor. Owner is also a builder in the area & would be happy to work with new owner in the design & building of their dream home.

**Presented By: Thesa L Chambers**



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 Secondary  
 Other

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<b>Status:</b> Active 08/31/07	<b>Listing #</b> 2712339 <b>County:</b> Deschutes	<b>112 Sunstone Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere Circle	<b>Listing Price:</b> \$449,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,069,047.62
<b>Tax ID</b>	201108DC-03200	<b>Lot Sq Ft (approx)</b>	18295 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.420

**Directions** Hwy 97 South to Sunriver(South Century)Exit. Continue thru Sunriver entrance round-about & past Sunriver Business Park. Turn left on South Century Dr. Turn left into Caldera Springs, Sunstone on left.

**Marketing Remarks** Fantastic mountain views from this large home site located near the Lake House with Bistro, quarry pool & fitness center. 9 miles of pathways, 10 acres of lakes & streams and family friendly golf awaits you. One look at Sunriver's newest resort & you will want to stay. \$15,000 transferable rebate if construction complete by June 2008.

<b>Status:</b> Active 08/23/07	<b>Listing #</b> 2711593 <b>County:</b> Deschutes	<b>187 Fireglass Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere Circle	<b>Listing Price:</b> \$449,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,320,588.24
<b>Tax ID</b>	201108CD-00300	<b>Lot Sq Ft (approx)</b>	14810 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.340

**Directions** Hwy 97 S to Sunriver exit on Spring River Rd, left on S Century Road to Caldera, just across Crosswater entrance, right on Trailmere Circle, right on Fireglass Loop, Lot is 3rd left side of 3Rivers.

**Marketing Remarks** Caldera Springs private lake front lot. Let the fun begin at this family friendly new resort. Enjoy the Quarry pool, the fitness center, canoeing and fishing on the lakes and food and fun at the Zeppa Bistro and lake. The Bob Cupp designed golf links & golf park make the game of golf approachable and comes included with ownership of the property. This exceptional lake front lot is ready with all utilities to the lot. \$15,000 discount if home completed by 7/15/08.

**Presented By:** Thesa L Chambers



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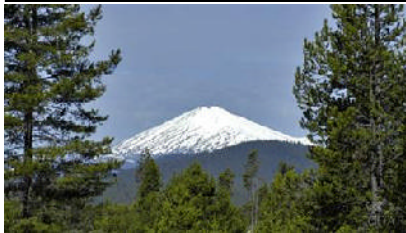
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# Client Summary Report

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<b>Status:</b> Active 03/31/07	<b>Listing #</b> 2704596 <b>County:</b> Deschutes	<b>124 Sunstone Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere Lp	<b>Listing Price:</b> \$449,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$712,698.41
<b>Tax ID</b>	201108-04200	<b>Lot Sq Ft (approx)</b>	27443 ((Other))
		<b>Lot Acres (approx)</b>	0.630

**Directions** Hwy 97 to Sunriver exit, go past Sunriver, left on South Century Dr, first left to Caldera Springs, right on Trailmere, left on Sunstone Lp

**Marketing Remarks** This is one of the largest lot in this new resort near Sunriver & Crosswater. Extensive paddling trails, sport courts, quarry style pool, bike & running paths, Bistro & Lake House are only a few of the amenities in this community.

<b>Status:</b> Active 06/08/07	<b>Listing #</b> 2707633 <b>County:</b> Deschutes	<b>69 Dancing Rock Loop Bend, OR 97707</b> <b>Cross St:</b> Caldera Springs Dr	<b>Listing Price:</b> \$450,000
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$1,323,529.41
<b>Tax ID</b>	201108BD-01800	<b>Lot Sq Ft (approx)</b>	14810 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.340

**Directions** From So. Century Dr. turn onto Caldera Springs Dr, turn left on Dancing Rock Lp. Follow around golf course & lakes. Lot 69 sign is on lot.

**Marketing Remarks** Golf course building site. Located in sparkling new Caldera Springs. Mature Ponderosas grace this level lot which overlooks the tee boxes of the par 4 Golf Park. Also views of Newberry National Monument & the executive 9 hole course. Possible second story view of Paulina Peak.

**Presented By: Thesa L Chambers**



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 Secondary  
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Listings as of 10/24/07 at 10:53pm

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<b>Status:</b> Active 08/28/06	<b>Listing #</b> 2612469 <b>County:</b> Deschutes	<b>204 Fireglass Ct Bend, OR 97707</b> <b>Cross St:</b> Fireglass Lp	<b>Listing Price:</b> \$454,900
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$771,016.95
<b>Tax ID</b>	201117BA-01200	<b>Lot Sq Ft (approx)</b>	25700 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.590

**Directions** Hwy 97 S to flashing signal, turn right on Spring River Rd to S Century Dr, turn right to Caldera Springs, turn left into CS, bear R to Trailmere, 2nd right, turn right on Fireglass lp to Fireglass Ct

**Marketing Remarks** Beautiful large lot in a very private area of Caldera Springs! Many nice Ponderosa trees on & around lot! Soft pathway behind this premier lot gives easy access to all amenities. The cul-de-sac sits higher than surrounding area for a very special feel. Amenities of this beautiful new resort include 5 lakes, a quarry style pool at the edge of lake, 9 hole executive golf course & 3 practice holes, fitness center, miles of trails & much more! Don't miss this one!

<b>Status:</b> Active 06/23/06	<b>Listing #</b> 2608782 <b>County:</b> Deschutes	<b>121 Sunstone Loop Bend, OR 97707</b> <b>Cross St:</b> Trailmere Circle	<b>Listing Price:</b> \$455,900
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$876,730.77
<b>Tax ID</b>	201108DB-00300	<b>Lot Sq Ft (approx)</b>	22651 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.520

**Marketing Remarks** Prime lot location w/ incredible views! Caldera Resort property with all the amenities. 9-hole executive golf course & 3 practice holes, amazing 4 lakes w/ stream running through resort. Lake house w/ Bistro, fitness center, quarry style pool at edge of lakes and miles of bike/walking trails. \$15,000 assignable rebate if home construction complete by 6/1/08.

**Presented By:** Thesa L Chambers



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Listings as of 10/24/07 at 10:53pm

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<b>Status:</b> Active 12/04/06	<b>Listing #</b> 2616440	<b>40 Caldera Springs Bend, OR 97707</b> <b>County:</b> Deschutes <b>Cross St:</b> Dancing Rock Lp	<b>Listing Price:</b> \$509,000	
	<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
	<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
	<b>Section</b>	Other	<b>Price / Acre</b>	\$1,454,285.71
	<b>Tax ID</b>	201108BD-00100	<b>Lot Sq Ft (approx)</b>	15246 ((Assessor's Data
			<b>Lot Acres (approx)</b>	0.350


**Directions** South Century to Caldera Springs

**Marketing Remarks** Spectacular & expansive mountain & fairway views at Caldera Springs. This large parcel offers fairway frontage on the beautiful par 4. One of the nicest available parcels at Caldera Springs! Assignable \$15,000 rebate. Sellers are active builders & have also designed a pre-sold custom home as an option. This fantastic northwest luxury home has 4200 sq ft, 4 BD, 4.5 BA, gourmet's kitchen, formal dining & breakfast nook, great rm, family rm, office, wine rm, 3 frpl, oversized 3 car garage and so much more!

<b>Status:</b> Active 08/13/07	<b>Listing #</b> 2711114	<b>229 Trailmere Circ Bend, OR 97707</b> <b>County:</b> Deschutes <b>Cross St:</b> Caldera Springs Dr	<b>Listing Price:</b> \$525,000	
	<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots/Land to 1 acre
	<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
	<b>Section</b>	Other	<b>Price / Acre</b>	\$1,312,500.00
	<b>Tax ID</b>	201117AB-02800	<b>Lot Sq Ft (approx)</b>	17424 ((Assessor's Data
			<b>Lot Acres (approx)</b>	0.400

**Directions** From Hwy 97, west on S Century Dr, turn south on S Century Dr, then left into Caldera Springs across from Crosswater, then right on Trailmere Circle. Lot will be on the left next to the head waters.

**Marketing Remarks** Premier Caldera Springs lot located at the beautiful Caldera Springs headwaters! Hear the headwaters as they surface & fall into the stream that meanders through the meadow below. A very special, one of a kind lot. Owners are both Oregon REal Estate licensees.

<b>Presented By:</b> Thesa L Chambers	<b>Sunriver Realty</b>	
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<b>Status:</b> Active 08/31/07	<b>Listing #</b> 2711859 <b>County:</b> Deschutes	<b>56209 Sable Rock Loop Bend, OR 97707</b> <b>Cross St: So Century Dr</b>	<b>Listing Price: \$535,000</b>
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<b>Property Type</b>	Land	<b>Property Subtype</b>	Lots 1 acre or more
<b>Area</b>	Three Rivers South	<b>Addition</b>	Caldera Springs
<b>Section</b>	Other	<b>Price / Acre</b>	\$473,451.33
<b>Tax ID</b>	201117BD-00800	<b>Lot Sq Ft (approx)</b>	49223 ((Other))
		<b>Lot Acres (approx)</b>	1.130

**Directions** Hwy 97 to Sunriver exit, left at South Century Dr, left into Caldera Springs entrance, right on Trailmere Circle, take SW entrance on Sable Rock Loop

**Marketing Remarks** Property is located in a new exclusive area near Sunriver. Caldera Springs is a gated community offering a 9 hole links course, 3 regulation hole golf park, fitness facility, pool, park, lakes, streams & waterfalls. Enjoy the crisp blue skies, Ponderosa pines & the sounds of running water. Nearly 10 miles of hiking & bike trails located within the gated community. This elevated, level 1.13 acre well treed lot with many mature Ponderosa pines is ready for you to make your dreams come true.

## Presented By: Thesa L Chambers



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