

# Client Detail Report

Listings as of 01/04/09 at 10:50am

Page 1

Property Type: Residential Property Subtypes: Manufactured Home, Mfg Hm w/Acreage, Res w/Acreage, Residential Area: Three Rivers South Status: Active Terms: Bank Owned

<b>Active 10/10/08</b>	<b>Listing # 2811499</b>	<b>16809 Sun Country Bend, OR 97707</b>	<b>Listing Price: \$137,500</b>
	<b>County: Deschutes</b>	<b>Cross St: Pinewood</b>	



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Res w/Acreage
<b>Area</b>	Three Rivers South	<b>Addition</b>	Sun Country Estates
<b>Section</b>	SW		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1232 Assessor
<b>Baths</b>	2	<b>Price / SqFt</b>	\$111.61
<b>Year Built</b>	2000	<b>Lot Sq Ft (approx)</b>	43560 ((Assessor's Data
<b>Tax ID</b>	211001BO-7400	<b>Lot Acres (approx)</b>	1.000

**Marketing Remarks** This home is in a great location. You can walk or ride your bike all the way to the big Deschutes River, about a mile away, through National Forest land. The spot on the river that is one mile away is one of the prettiest spots I have seen. Imagine leaving your yard, walking through forest and meadows, and coming to this beautiful spot. The house is solid, and the one acre yard is nicely landscaped.

## General Information

**New Construction** No  
**Jr. High School** La Pine  
**HOA** No  
**Farm Deferral** No  
**Irrigation** No  
**Electric Company** Midstate

**Elementary School** La Pine  
**Sr. High School** La Pine  
**Tax Year** 2007  
**CC&R** Yes  
**Water District** Well

## Features

**Style** Ranch  
**Construction** Frame  
**Rooms** Living Room, Kitchen, Utility, Dining Area  
**Floors** Carpet, Vinyl

**Levels** 1 Story  
**Foundation** Stemwall  
**Interior** Master Bdrm Mn Level, Range/Oven  
**Exterior** Patio/Deck, Landscaped, Fenced, Sprinkler System, RV Area  
**Roof** Shingle  
**Heat/Cool** Electric, Wall  
**Sewer/Septic** Septic Inst  
**Terms** Cash, Bank Owned

**Garage** Double, Attached  
**View** Mountain Other, Terrain  
**Existing Water** Well  
**Community** Adjoins Public Lands  
**Sign On Property** Yes

## Presented By: Thesa L Chambers



Primary 541-771-7064  
 Secondary  
 Other

## RE/MAX Sunset Realty LaPine

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January 2009

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Property Type: Residential Property Subtypes: Manufactured Home, Mfg Hm w/Acreage, Res w/Acreage, Residential Area: Three Rivers South Status: Active Terms: Bank Owned

<b>Active 11/17/08</b>	<b>Listing # 2812574</b>	<b>17221 Avocet Bend, OR 97707</b>	<b>Listing Price: \$144,000</b>
	<b>County: Deschutes</b>	<b>Cross St: Snow Goose</b>	



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	Three Rivers South	<b>Addition</b>	Oww 2
<b>Section</b>	SE		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1336 Assessor
<b>Baths</b>	2	<b>Price / SqFt</b>	\$107.78
<b>Year Built</b>	1998	<b>Lot Sq Ft (approx)</b>	21780
<b>Tax ID</b>	201119CO-08900	<b>Lot Acres (approx)</b>	0.500

**Marketing Remarks** Bank-Owned-21K PRICE DEDUCTION. Don't miss out on this great opportunity to own a nice custom family home located near Sunriver. Upgraded with tile countertops, Laminated floor in kitchen. Tile entry way. Knotty Pine vaulted ceilings with skylight. Paved driveway. Beautifully treed setting. Close to golf courses & the road to the high lakes, Mt Bachelor and the Deschutes River. Home is being sold as is. Call today for a private showing.

**General Information**

<b>Tax Acct#</b> 126163	<b>New Construction</b> No
<b>Elementary School</b> Three Rivers	<b>Jr. High School</b> High Desert
<b>Sr. High School</b> Bend	<b>HOA</b> Yes
<b>HOA Amount</b> \$250.00	<b>HOA Per</b> year
<b>Tax Year</b> 2008	<b>Farm Deferral</b> No
<b>CC&amp;R</b> Yes	<b>Irrigation</b> No
<b>Water District</b> Community	<b>Electric Company</b> Midstate
<b>Included 1</b> Refrigerator, Dishwasher	

**Features**

<b>Style</b> Contemporary	<b>Levels</b> 1 Story
<b>Construction</b> Frame	<b>Foundation</b> Stemwall
<b>Rooms</b> Living Room, Kitchen, Utility, Dining Area, Dining Formal	<b>Interior</b> Range/Oven, Dishwasher
<b>Floors</b> Carpet, Vinyl	<b>Exterior</b> Patio/Deck, RV Area
<b>Garage</b> Double, Attached	<b>Roof</b> Composition
<b>View</b> Terrain	<b>Heat/Cool</b> Electric, Forced Air
<b>Existing Water</b> Private/Community	<b>Sewer/Septic</b> Septic Inst
<b>Community</b> Paved Street	<b>Terms</b> Cash, Bank Owned
<b>Sign On Property</b> Yes	

**Presented By: Thesa L Chambers**



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 Secondary  
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Listings as of 01/04/09 at 10:50am

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Property Type: Residential Property Subtypes: Manufactured Home, Mfg Hm w/Acreage, Res w/Acreage, Residential Area: Three Rivers South Status: Active Terms: Bank Owned

<b>Active 12/23/08</b>	<b>Listing # 2813384</b>	<b>17094 Norwalk Road Bend, OR 97707</b>	<b>Listing Price: \$150,000</b>
	<b>County: Deschutes</b>	<b>Cross St: Solar</b>	



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	Three Rivers South	<b>Addition</b>	Drrh
<b>Section</b>	Other		
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	1528 Assessor
<b>Baths</b>	2	<b>Price / SqFt</b>	\$98.17
<b>Year Built</b>	1997	<b>Lot Sq Ft (approx)</b>	20473 ((Assessor's Data
<b>Tax ID</b>	201013AO-12700	<b>Lot Acres (approx)</b>	0.470

**Marketing Remarks** Live close to nature. This home offers a lot of square footage for the money. The master is on the main floor, with the other three bedrooms upstairs. Come enjoy the peace and quiet. All this, and the seller will pay up to 3% of the purchase price toward the buyers closing costs!

**General Information**

<b>New Construction</b>	No	<b>Elementary School</b>	Three Rivers
<b>Jr. High School</b>	High Desert	<b>Sr. High School</b>	Bend
<b>HOA</b>	No	<b>Tax Year</b>	2008
<b>Farm Deferral</b>	No	<b>CC&amp;R</b>	No
<b>Irrigation</b>	No	<b>Water District</b>	Well
<b>Electric Company</b>	CEC		

**Features**

<b>Style</b>	Traditional	<b>Levels</b>	2 Story
<b>Construction</b>	Frame	<b>Foundation</b>	Stemwall
<b>Rooms</b>	Family Room, Kitchen	<b>Interior</b>	Pantry, Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Dishwasher
<b>Fireplace</b>	Living Room	<b>Floors</b>	Wood, Carpet, Vinyl, Slate/Stone
<b>Exterior</b>	Patio/Deck	<b>Garage</b>	None
<b>Roof</b>	Metal	<b>View</b>	Terrain
<b>Heat/Cool</b>	Electric, Wood, Wall	<b>Existing Water</b>	Well
<b>Sewer/Septic</b>	Septic Inst	<b>Community</b>	Corner Lot
<b>Terms</b>	Cash, Bank Owned	<b>Sign On Property</b>	Yes

**Presented By: Thesa L Chambers**



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Page 4

Property Type: Residential Property Subtypes: Manufactured Home, Mfg Hm w/Acreage, Res w/Acreage, Residential Area: Three Rivers South Status: Active Terms: Bank Owned

<b>Active 12/11/08</b>	<b>Listing # 2813393</b>	<b>17055 Kasserman Dr Bend, OR 97707</b>	<b>Listing Price: \$155,900</b>
	<b>County: Deschutes</b>	<b>Cross St: Diana</b>	



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Mfg Hm w/Acreage
<b>Area</b>	Three Rivers South	<b>Addition</b>	Drrh
<b>Section</b>	Other		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1728 Assessor
<b>Baths</b>	2	<b>Price / SqFt</b>	\$90.22
<b>Year Built</b>	2002	<b>Lot Sq Ft (approx)</b>	44431
<b>Tax ID</b>	211001A0-08000	<b>Lot Acres (approx)</b>	1.020

**Marketing Remarks** Newer home on 1.02 acres. Peaceful & private. Dbl detached garage. Partially fenced, but has full fencing behind the house for animal security. On block foundation. If you want to be close to Central Oregon's Recreation Area- this is the spot for you.

**General Information**

<b>New Construction</b>	No	<b>Elementary School</b>	Three Rivers
<b>Jr. High School</b>	Three Rivers	<b>Sr. High School</b>	Summit
<b>HOA</b>	No	<b>Tax Year</b>	2008
<b>Farm Deferral</b>	No	<b>CC&amp;R</b>	Yes
<b>Irrigation</b>	No	<b>Water District</b>	Well PVT
<b>Electric Company</b>	Midstate		
<b>Features</b>		<b>Levels</b>	1 Story
<b>Style</b>	Ranch	<b>Foundation</b>	Block
<b>Construction</b>	Manufactured	<b>Interior</b>	Walk in Closet, Pantry, Master Bdrm Mn Level, Range/Oven, Dishwasher
<b>Rooms</b>	Living Room, Family Room, Bonus Room, Kitchen, Utility, Dining Formal	<b>Floors</b>	Carpet, Vinyl
<b>Fireplace</b>	Family Room	<b>Additional Bldgs</b>	Shop, Storage Building
<b>Exterior</b>	Landscaped, Fenced, RV Area	<b>Roof</b>	Composition
<b>Garage</b>	Double, Detached	<b>Heat/Cool</b>	Electric, Wood, Forced Air
<b>View</b>	Terrain	<b>Sewer/Septic</b>	Septic Inst
<b>Existing Water</b>	Well	<b>Sign On Property</b>	Yes
<b>Terms</b>	Cash, Bank Owned		

**Presented By: Thesa L Chambers**



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 Other

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Listings as of 01/04/09 at 10:50am

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Property Type: Residential Property Subtypes: Manufactured Home, Mfg Hm w/Acreage, Res w/Acreage, Residential Area: Three Rivers South Status: Active Terms: Bank Owned

<b>Active 09/05/08</b>	<b>Listing # 2810344</b>	<b>17285 Jacinto Road Bend, OR 97707</b>	<b>Listing Price: \$167,900</b>
	<b>County: Deschutes</b>	<b>Cross St: Solar</b>	




<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	Three Rivers South	<b>Addition</b>	Drrh
<b>Section</b>	Other		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1331 Assessor
<b>Baths</b>	1.75	<b>Price / SqFt</b>	\$126.15
<b>Year Built</b>	2003	<b>Lot Sq Ft (approx)</b>	20909
<b>Tax ID</b>	201107CO-06300	<b>Lot Acres (approx)</b>	0.480

**Marketing Remarks** Newer home on a large private lot. Great room design with vaulted ceilings. Tile entry way. Hardwood flooring in dining area. Alder cabinets in kitchen. Great starter or rental home. Amerititle will be title co. Call for showing instructions.

**General Information**

<b>New Construction</b>	No	<b>Elementary School</b>	Three Rivers
<b>Jr. High School</b>	Three Rivers	<b>Sr. High School</b>	Summit
<b>HOA</b>	No	<b>Tax Year</b>	2007
<b>Farm Deferral</b>	No	<b>CC&amp;R</b>	Yes
<b>Irrigation</b>	No	<b>Water District</b>	Well
<b>Electric Company</b>	Midstate		
<b>Features</b>		<b>Levels</b>	1 Story
<b>Style</b>	Ranch	<b>Foundation</b>	Stemwall
<b>Construction</b>	Frame	<b>Interior</b>	Master Bdrm Mn Level, Range/Oven
<b>Rooms</b>	Living Room, Great Room, Kitchen, Utility, Dining Area	<b>Floors</b>	Wood, Carpet, Vinyl, Tile
<b>Fireplace</b>	Living Room, Gas	<b>Garage</b>	Double, Attached
<b>Exterior</b>	Patio/Deck, RV Area	<b>View</b>	Terrain
<b>Roof</b>	Composition	<b>Existing Water</b>	Well
<b>Heat/Cool</b>	Electric, Forced Air	<b>Terms</b>	Cash, Bank Owned
<b>Sewer/Septic</b>	Septic Inst		
<b>Sign On Property</b>	Yes		

<b>Presented By: Thesa L Chambers</b>		<b>RE/MAX Sunset Realty LaPine</b>	
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January 2009

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Page 6

Property Type: Residential Property Subtypes: Manufactured Home, Mfg Hm w/Acreage, Res w/Acreage, Residential Area: Three Rivers South Status: Active Terms: Bank Owned

<b>Active 11/24/08</b>	<b>Listing # 2812766</b>	<b>17466 Snowgoose Road Bend, OR 97707</b>	<b>Listing Price: \$179,900</b>
	<b>County: Deschutes</b>	<b>Cross St: Sandpiper</b>	



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	Three Rivers South	<b>Addition</b>	Oww 2
<b>Section</b>	SW		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2080 Assessor
<b>Baths</b>	2.50	<b>Price / SqFt</b>	\$86.49
<b>Year Built</b>	2006	<b>Lot Sq Ft (approx)</b>	22216 ((Assessor's Data
<b>Tax ID</b>	201118DO-05800	<b>Lot Acres (approx)</b>	0.510

**Marketing Remarks** Private...but close to skiing, golf, water and all that the Sunriver area has to offer! This 2080 sf home has all of that...and more! Large bedrooms, open living areas, all appliances including washer and dryer. All on a private treed lot so close to the Deschutes River and Crosswater golf course. Built in 2006. Home needs minor wall repair, but your efforts will provide you a nice home in a great location for years to come. Ask about our special financing packages!

**General Information**

<b>New Construction</b>	No	<b>Elementary School</b>	Three Rivers
<b>Jr. High School</b>	Cascade	<b>Sr. High School</b>	Summit
<b>HOA</b>	Yes	<b>HOA Amount</b>	\$200.00
<b>HOA Per</b>	per year	<b>Tax Year</b>	2007
<b>Farm Deferral</b>	No	<b>CC&amp;R</b>	Yes
<b>Irrigation</b>	No	<b>Water District</b>	OWW
<b>Electric Company</b>	Midstate	<b>Included 1</b>	stove/oven
<b>Included 2</b>	side-by-side refrigerator	<b>Included 3</b>	washer and dryer
<b>Leased Components</b>	none known		
<b>Features</b>		<b>Levels</b>	2 Story
<b>Style</b>	Contemporary	<b>Foundation</b>	Stemwall
<b>Construction</b>	Frame	<b>Interior</b>	Walk in Closet, Range/Oven, Refrigerator, Dishwasher, Disposal, Washer/Dryer
<b>Rooms</b>	Living Room, Family Room, Kitchen, Utility, Dining Area		
<b>Floors</b>	Carpet, Vinyl	<b>Garage</b>	Double, Attached
<b>Roof</b>	Composition, Shingle	<b>View</b>	Terrain
<b>Heat/Cool</b>	Electric, Wall	<b>Existing Water</b>	Private/Community
<b>Sewer/Septic</b>	Private Sewer	<b>Community</b>	Paved Street
<b>Terms</b>	Cash, Bank Owned, See Remarks	<b>Sign On Property</b>	Yes

**Presented By: Thesa L Chambers**



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<b>Active 12/12/08</b>	<b>Listing # 2813187</b>	<b>56250 Tree Duck Road Bend, OR 97707</b>	<b>Listing Price: \$190,000</b>
	<b>County: Deschutes</b>	<b>Cross St: Merganser</b>	



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	Three Rivers South	<b>Addition</b>	Oww 2
<b>Section</b>	SW		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2080 Assessor
<b>Baths</b>	2	<b>Price / SqFt</b>	\$91.35
<b>Year Built</b>	2006	<b>Lot Sq Ft (approx)</b>	21344 ((Assessor's Data
<b>Tax ID</b>	201118B0-13500	<b>Lot Acres (approx)</b>	0.490

**Marketing Remarks** Fantastic Buy! This Never-Been-Lived-In Home Features 3 Bedrooms, 2.50 Baths, Bonus Room, Spacious Kitchen and Laundry Room. Enjoy deeded river access with boat docks, picnic area, paved streets, gorgeous trees, lots of wildlife and all that Central Oregon has to offer!

## General Information

<b>Tax Acct#</b>	125495	<b>New Construction</b>	Yes
<b>Est. Completion Date</b>	06/01/07	<b>Elementary School</b>	Three Rivers
<b>Jr. High School</b>	Three Rivers	<b>Sr. High School</b>	Summit
<b>HOA</b>	Yes	<b>HOA Amount</b>	\$323.73
<b>HOA Per</b>	Year	<b>Tax Year</b>	2008
<b>Farm Deferral</b>	No	<b>CC&amp;R</b>	Yes
<b>Irrigation</b>	No	<b>Water District</b>	OWW
<b>Electric Company</b>	Midstate		

## Features

<b>Style</b>	Craftsman	<b>Levels</b>	2 Story
<b>Construction</b>	Frame	<b>Foundation</b>	Stemwall
<b>Rooms</b>	Living Room, Family Room, Kitchen, Utility, Dining Area	<b>Interior</b>	Walk in Closet, Disposal
<b>Floors</b>	Carpet, Vinyl, Tile	<b>Garage</b>	Double, Attached
<b>Roof</b>	Composition	<b>View</b>	Terrain
<b>Heat/Cool</b>	Wall	<b>Existing Water</b>	Private/Community
<b>Sewer/Septic</b>	Private Sewer	<b>Community</b>	Paved Street
<b>Terms</b>	Cash, Bank Owned	<b>Sign On Property</b>	Yes

## Presented By: Thesa L Chambers



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 Other

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<b>Active 09/17/08</b>	<b>Listing # 2810660</b>	<b>16925 Sacramento Road Bend, OR 97707</b>	<b>Listing Price: \$244,900</b>
	<b>County: Deschutes</b>	<b>Cross St: Stellar</b>	



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	Three Rivers South	<b>Addition</b>	Drrh
<b>Section</b>	Other		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1618 Assessor
<b>Baths</b>	2	<b>Price / SqFt</b>	\$151.36
<b>Year Built</b>	2005	<b>Lot Sq Ft (approx)</b>	22651
<b>Tax ID</b>	201012CO-05700	<b>Lot Acres (approx)</b>	0.520

**Marketing Remarks** Title Co will be Amerititle. Call for showing information. Great home on a very private large lot. Fenced. Huge 3-car garage. Vaulted ceilings. Hickory cabinets, oak floors and a flagstone fireplace. This property is approved for ExpressPath financing.

**General Information**

<b>New Construction</b>	No	<b>Elementary School</b>	Three Rivers
<b>Jr. High School</b>	Three Rivers	<b>Sr. High School</b>	Bend
<b>HOA</b>	No	<b>Tax Year</b>	2007
<b>Farm Deferral</b>	No	<b>CC&amp;R</b>	Yes
<b>Irrigation</b>	No	<b>Water District</b>	Well
<b>Electric Company</b>	Midstate	<b>Included 1</b>	none
<b>Excluded 1</b>	none	<b>Leased Components</b>	none

**Features**

<b>Style</b>	Contemporary	<b>Levels</b>	1 Story
<b>Construction</b>	Frame	<b>Foundation</b>	Stemwall
<b>Rooms</b>	Living Room, Great Room, Kitchen, Utility, Dining Area	<b>Interior</b>	Walk in Closet, Master Bdrm Mn Level, Range/Oven, Dishwasher
<b>Fireplace</b>	Living Room	<b>Floors</b>	Wood, Carpet, Vinyl
<b>Exterior</b>	Patio/Deck, Fenced, RV Area	<b>Garage</b>	Triple, Attached
<b>Roof</b>	Composition	<b>View</b>	Terrain
<b>Heat/Cool</b>	Electric, Forced Air	<b>Existing Water</b>	Well
<b>Sewer/Septic</b>	Septic Inst	<b>Terms</b>	Cash, Bank Owned
<b>Sign On Property</b>	Yes		

**Presented By: Thesa L Chambers**



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 Other

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