

Client Detail Report

Listings as of 01/04/09 at 10:41am

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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: Short Sale

Active 10/17/08	Listing # 2812369	16919 Sun Country Road Bend, OR 97707	Listing Price: \$126,259
	County: Deschutes	Cross St: Pinewood	



Prop Type	Residential	Prop Subtype(s)	Mfg Hm w/Acreage
Area	Three Rivers South	Addition	Sun Country Estates
Section	Other		
Beds	3	Sq Ft (approx)	1728 Assessor
Baths	2	Price / SqFt	\$73.07
Year Built	2004	Lot Sq Ft (approx)	43560 ((Assessor's Data
Tax ID	211001B0-06201	Lot Acres (approx)	1.000

Marketing Remarks Great opportunity to own a newer, starter home w/acreage in Sun Country Estates -- known for larger lots & privacy of nearby U.S.F.S. lands, Deschutes River & resort communities. Pets & horses can roam the fully fenced acre w/a small barn. Master on one end & guest bedrooms on the opposite w/family room AND livingroom. GE Stainless steel appliances. Huge front deck made from Juniper wood. Subdivision has a paved road to Shawnee Circle. Priced for a quick sale. Home sold in As Is condition.

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	2008-09
CC&R	Yes
Water District	Well
Included 1	Refrigerator

Features

Style	Ranch
Construction	Manufactured
Rooms	Living Room, Family Room, Kitchen, Utility, Dining Area

Levels	1 Story
Foundation	Slab
Interior	Walk in Closet, Pantry, Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal

Floors	Carpet, Vinyl
Additional Bldgs	Barn
Roof	Composition
Heat/Cool	Electric, Forced Air
Sewer/Septic	Septic Inst
Terms	Cash, Short Sale, See Remarks

Exterior	Patio/Deck, Fenced, RV Area
Garage	None
View	Terrain, See Remarks
Existing Water	Well
Community	Horse Property, Adjoins Public Lands
Sign On Property	Yes

Presented By: Thesa L Chambers



Primary 541-771-7064
 Secondary
 Other

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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: Short Sale

Active 12/08/08	Listing # 2813028	16941 Kasserman Dr Bend, OR 97707	Listing Price: \$129,900
	County: Deschutes	Cross St: Husky	



Prop Type	Residential	Prop Subtype(s)	Res w/Acreage
Area	Three Rivers South	Addition	Pinewood Country Estates
Section	SW		
Beds	3	Sq Ft (approx)	1702 Assessor
Baths	2	Price / SqFt	\$76.32
Year Built	2004	Lot Sq Ft (approx)	43560 ((Assessor's Data
Tax ID	211001BO-03200	Lot Acres (approx)	1.000

Marketing Remarks Great, spacious home on one treed acre. Very well-maintained home located in Three Rivers South! Back yard is fenced for pets or children. Even a place for the RV. Situated in Central Oregon's Recreational Paradise.

General Information

New Construction	No
Jr. High School	Three Rivers
HOA	No
Farm Deferral	No
Irrigation	No
Electric Company	Midstate
Excluded 1	Personal effects, furnishings

Elementary School	Three Rivers
Sr. High School	CLA
Tax Year	2007
CC&R	No
Water District	Well
Included 1	Refrigerator, dishwasher
Leased Components	n/a

Features

Style	Ranch
Construction	Frame
Rooms	Living Room, Family Room, Kitchen, Dining Area, Breakfast Nook

Levels	1 Story
Foundation	Stemwall
Interior	Walk in Closet, Pantry, Master Bdrm Mn Level, Range/Oven, Refrigerator, Dishwasher

Floors	Carpet, Vinyl
Garage	Double, Detached
View	Terrain
Existing Water	Well
Community	Road Assmt, Horse Property
Sign On Property	Yes

Exterior	Patio/Deck, Fenced, RV Area
Roof	Asphalt
Heat/Cool	Electric, Forced Air
Sewer/Septic	Septic Inst
Terms	Short Sale

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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: Short Sale

Active 09/13/07	Listing # 2712503	55960 Wood Duck Dr Bend, OR 97707	Listing Price: \$145,000
	County: Deschutes	Cross St: Swan Rd.	



Prop Type	Residential	Prop Subtype(s)	Manufactured Home
Area	Three Rivers South	Addition	Oww 2
Section	Other		
Beds	3	Sq Ft (approx)	1512 Assessor
Baths	2	Price / SqFt	\$95.90
Year Built	1997	Lot Sq Ft (approx)	21780
Tax ID	201119BO-25200	Lot Acres (approx)	0.500

Marketing Remarks The best deal near Sunriver. Lender says submit all offers. Like new log sided Guerdon home w/attached 3 car garage. 3bd/2ba boasts over 1500 SQFT! It's a great room plan, w/vaults, brkfst nook, dining area, fireplace, garden tub, & a covered front porch; perfect for entertaining. The home rests on a large 1/2 acre lot w/room for all your toys. Close to the Mts., lakes, Sunriver and deeded access to the Big Deschutes River from the privately owned marina. A great place to live, work, and play.

General Information

New Construction	No	Elementary School	Three Rivers
Jr. High School	Cascade	Sr. High School	Summit
HOA	Yes	HOA Amount	\$150.00
HOA Per	year	Tax Year	2006
Farm Deferral	No	CC&R	Yes
Irrigation	No	Water District	OWW
Electric Company	Midstate		

Features

Style	Ranch, Log, See Remarks	Levels	1 Story
Construction	Log, Manufactured	Foundation	Block
Rooms	Great Room, Kitchen, Utility, Dining Area, Breakfast Nook, See Remarks	Interior	Walk in Closet, Pantry, Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Dishwasher, See Remarks
Fireplace	Living Room	Floors	Carpet, Vinyl
Exterior	Patio/Deck, Landscaped, RV Area	Garage	Triple, Attached, Shop Area
Roof	Composition	Heat/Cool	Electric, Wood, Forced Air, Central AC
Existing Water	Private/Community	Sewer/Septic	Private Sewer
Community	Paved Street	Terms	Cash, Short Sale
Sign On Property	Yes		

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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: Short Sale

Active 10/02/08	Listing # 2811217	55647 Swan Road Bend, OR 97707	Listing Price: \$159,000
	County: Deschutes	Cross St: South Century	



Prop Type	Residential	Prop Subtype(s)	Residential
Area	Three Rivers South	Addition	Oww 2
Section	SW		
Beds	3	Sq Ft (approx)	1338 Assessor
Baths	2	Price / SqFt	\$118.83
Year Built	2000	Lot Sq Ft (approx)	19602 ((Assessor's Data
Tax ID	R-1-0201119-13900	Lot Acres (approx)	0.450

Marketing Remarks Excellent starter/retirement home in great neighborhood. House is freshly painted and in move in ready condition. Community is on sewer and water. Community boat ramp/fishing dock. Nice property and priced to move. Within minutes of Rivers, Mountains, and Sunriver Resort

General Information

New Construction	No	Elementary School	Three Rivers
Jr. High School	Three Rivers	Sr. High School	Summit
HOA	Yes	HOA Amount	\$200.00
HOA Per	year	Tax Year	2007
Farm Deferral	No	CC&R	Yes
Irrigation	No	Water District	OWW
Electric Company	Midstate	Included 1	Dishwasher, Oven/range
Features		Levels	1 Story
Style	Ranch	Foundation	Stemwall
Construction	Frame	Interior	Master Bdrm Mn Level, Range/Oven, Dishwasher
Rooms	Living Room, Kitchen, Dining Area, Breakfast Nook	Floors	Wood, Carpet, Vinyl, Tile
Fireplace	Living Room	Garage	Double, Attached
Exterior	Patio/Deck, Landscaped	View	Terrain
Roof	Composition	Existing Water	Private/Community
Heat/Cool	Electric, Wood, Wall	Community	Paved Street, See Remarks
Sewer/Septic	Private Sewer	Sign On Property	Yes
Terms	Cash, Short Sale, See Remarks		

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Active 11/26/08	Listing # 2812810	56270 Sandpiper Road Bend, OR 97707	Listing Price: \$169,000
	County: Deschutes	Cross St: Snow Goose	



Prop Type	Residential	Prop Subtype(s)	Residential
Area	Three Rivers South	Addition	Oww 2
Section	SW		
Beds	3	Sq Ft (approx)	1450 Assessor
Baths	2	Price / SqFt	\$116.55
Year Built	2004	Lot Sq Ft (approx)	21780 ((Assessor's Data
Tax ID	201118AO-06300	Lot Acres (approx)	0.500

Marketing Remarks Wonderful, Central Oregon home or vacation retreat on 1/2ac. This immaculate 1-level home features a great room floor plan w/large kitchen & breakfast bar. Separate utility room & pantry. The master suite w/walk-in closet opens to pleasant backyard deck. This private lot backs to 400 Acres of Vandeventer ranch! Plenty of room for RV's. Close to Mt Bachelor, Cascade Lakes & Sunriver. Paved Roads! Deeded access to the Big Deschutes River from community marina. A great place to live, work and play. Short Sale.

General Information

Tax Acct#	125416	New Construction	No
Elementary School	Three Rivers	Jr. High School	Cascade
Sr. High School	Summit	HOA	Yes
HOA Amount	\$250.00	HOA Per	Year
Tax Year	2008	Farm Deferral	No
CC&R	Yes	Irrigation	No
Water District	OWW	Electric Company	Midstate

Features

Style	Northwest	Levels	1 Story
Construction	Frame	Foundation	Stemwall
Rooms	Living Room, Kitchen, Utility, Dining Area	Interior	Walk in Closet, Pantry, Master Bdrm Mn Level, Range/Oven, Dishwasher, Microwave
Floors	Carpet, Vinyl	Exterior	Patio/Deck, RV Area
Garage	Double, Attached	Roof	Composition
View	Terrain	Heat/Cool	Electric, Ceiling
Existing Water	Private/Community	Sewer/Septic	Private Sewer
Community	Paved Street, See Remarks	Terms	Cash, Short Sale, See Remarks
Sign On Property	Yes		

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Active 11/09/08	Listing # 2812743	54999 Mallard Dr Bend, OR 97707	Listing Price: \$180,000
	County: Deschutes	Cross St: Forest Lane	



Prop Type	Residential	Prop Subtype(s)	Residential
Area	Three Rivers South	Addition	River Forest Acres
Section	Other		
Beds	3	Sq Ft (approx)	1350 Assessor
Baths	1	Price / SqFt	\$133.33
Year Built	1974	Lot Sq Ft (approx)	25265
Tax ID	201035BO-12400	Lot Acres (approx)	0.580

Marketing Remarks Location, location, location! Looking for the cheapest house in the best neighborhood, this is it! Well kept home in area of million dollar homes. Across the street from the river, 3 bedroom home on 1/2 acre. Shop for your toys. Short Sale subject to 3rd party approval.

General Information

New Construction	No	Elementary School	Three Rivers
Jr. High School	Three Rivers	Sr. High School	Summit
HOA	Yes	HOA Amount	\$125.00
HOA Per	Year	Tax Year	2008
Farm Deferral	No	CC&R	Yes
Irrigation	No	Water District	Well
Electric Company	Midstate		

Features

Style	Ranch	Levels	1 Story
Construction	Frame	Foundation	Stemwall
Rooms	Living Room, Kitchen, Utility, Dining Area	Interior	Pantry, Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Dishwasher, Disposal
Fireplace	Living Room	Floors	Wood, Carpet, Vinyl, Laminate
Exterior	Patio/Deck, Landscaped, RV Area	Additional Bldgs	Shop
Garage	Double, Detached, Covered RV Parking, Shop Area	Roof	Composition
View	Terrain	Heat/Cool	Electric, Forced Air
Existing Water	Well	Sewer/Septic	Septic Inst
Community	Paved Street, Park, Horse Property, Adjoins Public Lands	Terms	Cash, Short Sale
Sign On Property	Yes		

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Active 07/12/08	Listing # 2808311	55388 Big River Dr Bend, OR 97739	Listing Price: \$259,900
	County: Deschutes	Cross St: South Century	



Prop Type	Residential	Prop Subtype(s)	Residential
Area	Three Rivers South	Addition	Oww
Section	NW		
Beds	3	Sq Ft (approx)	1704 Assessor
Baths	2	Price / SqFt	\$152.52
Year Built	2007	Lot Sq Ft (approx)	24829 ((Assessor's Data
Tax ID	201026D-1400	Lot Acres (approx)	0.570

Marketing Remarks Short Sale: Owner loss your gain, take advantage today of this unique opportunity on a beautiful, completed in 2007 home, shines as a great primary residence, or super as a recreation home, with a 24' by 60' pole building shelter, with one bay enclosed, on 1/2 acre lot walking distance from the Big Deschutes River, located on a paved street, in a quiet neighborhood in Central Oregon. This home boasts, Vaulted ceilings, with hand brocade, hickory full pull cabinets, can lights in kitchen, and more! Call now!

General Information

New Construction	No	Elementary School	CLA
Jr. High School	CLA	Sr. High School	CLA
HOA	No	Tax Year	2007
Farm Deferral	No	CC&R	Yes
Irrigation	No	Water District	CLA
Electric Company	CLA		

Features

Style	Ranch	Levels	1 Story
Construction	Frame	Foundation	Stemwall
Rooms	Living Room, Kitchen	Interior	Master Bdrm Mn Level, Range/Oven, Dishwasher, Microwave, Disposal
Floors	Carpet, Vinyl	Additional Bldgs	See Remarks
Garage	Double, Attached	Roof	Composition
View	Terrain	Heat/Cool	Electric, Forced Air
Existing Water	Private/Community	Sewer/Septic	Septic Inst
Community	Paved Street	Terms	Cash, Short Sale
Sign On Property	Yes		

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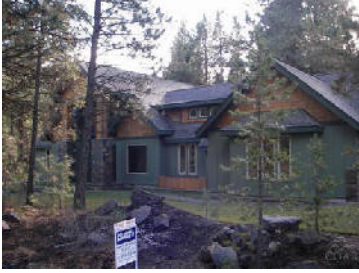
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Property Type: Residential Property Subtypes: Manufactured Home, Mfg Hm w/Acreage, Res w/Acreage, Residential Area: Three Rivers South Status: Active Terms: Short Sale

Active 11/19/08	Listing # 2812645	55015 Mallard Dr Bend, OR 97707	Listing Price: \$535,000
	County: Deschutes	Cross St: Forest Lane	



Prop Type	Residential	Prop Subtype(s)	Residential
Area	Three Rivers South	Addition	River Forest Acres
Section	Other		
Beds	3	Sq Ft (approx)	2589 Assessor
Baths	2.50	Price / SqFt	\$206.64
Year Built	2007	Lot Sq Ft (approx)	24394
Tax ID	201035BO-12300	Lot Acres (approx)	0.560

Marketing Remarks Beautiful custom home on one of the most desired streets in 3 Rivers. Vaulted great room with wood ceilings and floors. Kitchen with granite counters and radiant heated floors. Large fireplace, large bonus room, triple car garage. Short Sale - subject to 3rd party approval.

General Information

New Construction	No	Elementary School	Three Rivers
Jr. High School	Three Rivers	Sr. High School	Summit
HOA	Yes	HOA Amount	\$250.00
HOA Per	Year	Tax Year	2008
Farm Deferral	No	CC&R	Yes
Irrigation	No	Water District	Well
Electric Company	Midstate		

Features

Style	Northwest	Levels	2 Story
Construction	Frame	Foundation	Stemwall
Rooms	Family Room, Great Room, Bonus Room, Kitchen, Utility, Den/Office, Dining Formal	Interior	Walk in Closet, Central Vacuum, Ceiling Fan, Master Bdrm Mn Level, Disposal
Fireplace	Living Room, Master Bedroom, Gas	Floors	Wood, Carpet, Tile
Exterior	Water Feature, Patio/Deck, Landscaped, Sprinkler System, RV Area	Garage	Triple
Roof	Composition	Heat/Cool	Electric, Forced Air, Radiant
Existing Water	Well	Sewer/Septic	Septic Inst
Community	Paved Street	Terms	Short Sale, See Remarks
Sign On Property	Yes		

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