

# Client Summary Report

Listings as of 06/18/10 at 6:04am

Page 1

<b>Status:</b> Active 02/22/10	<b>Listing #</b> 201001667 <b>County:</b> Deschutes	<b>56005 Browning Bend, OR 97707</b> <b>Cross St:</b> Stellar	<b>Listing Price:</b> \$59,900
--------------------------------	--	--	--------------------------------



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Mfg Hm w/Acreage
<b>Area</b>	Three Rivers South	<b>Addition</b>	Sundance
<b>Section</b>	Other		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1188 Assessor
<b>Baths</b>	2	<b>Price / Sq Ft</b>	\$50.42
<b>Year Built</b>	1993	<b>Lot Sq Ft (approx)</b>	52708 ((Measured))
<b>Tax ID</b>	201013CO-16700	<b>Lot Acres (approx)</b>	1.210


**Marketing Remarks**      Excellent location with great seclusion. Close to Sunriver Resort, Mt. Bachelor, and High Lakes. Access to Forest Service land at the end of the road would make this an excellent horse property. Garage has 200 amp service and door opener. Newer well w/ECO filtration system. Home needs some TLC.

<b>Status:</b> Active 03/18/10	<b>Listing #</b> 201002649 <b>County:</b> Deschutes	<b>17350 Brant Dr Bend, OR 97707</b> <b>Cross St:</b> Snow Goose	<b>Listing Price:</b> \$79,000
--------------------------------	--	---	--------------------------------



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Manufactured Home
<b>Area</b>	Three Rivers South	<b>Addition</b>	Oww 2
<b>Section</b>	SW		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1080 Assessor
<b>Baths</b>	2	<b>Price / Sq Ft</b>	\$73.15
<b>Year Built</b>	1996	<b>Lot Sq Ft (approx)</b>	20909
<b>Tax ID</b>	201119BO-16800	<b>Lot Acres (approx)</b>	0.480

**Marketing Remarks**      Great starter or rental home. 1996 Guerin, 3 bedroom, 2 bath with double carport. Move in ready. Located in a nice neighborhood on a paved street. Deeded access to the Big Deschutes River.

<p><b>Presented By: Thesa L Chambers</b></p>  <p>Primary            541-771-7064 Secondary Other</p> <p>E-mail: <a href="mailto:Thesa@CentralOregonBuzz.com">Thesa@CentralOregonBuzz.com</a> Web Page: <a href="http://www.CentralOregonBuzz.com">http://www.CentralOregonBuzz.com</a></p>	<p><b>Prudential NW Properties Sunriver</b></p> <p><i><b>The Village at Sunriver Bldg 9</b></i> <i><b>P.O. Box 4306</b></i> <i><b>Sunriver, OR 97707</b></i> <i><b>541-593-1234</b></i> Fax: 541-</p>
--	---

June 2010

Featured properties may not be listed by the office/agent presenting this brochure.  
Information has not been verified, is not guaranteed and is subject to change.

(RAP02 -0)



# Client Summary Report

Listings as of 06/18/10 at 6:04am

Page 2

Property Type: Residential Area: Three Rivers South Status: Active Terms: Short Sale

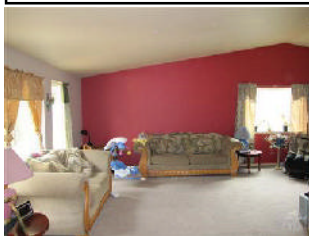
<b>Status:</b> Active 02/23/10	<b>Listing #</b> 201001511	<b>17246 Indio Road Bend, OR 97707</b>	<b>Listing Price:</b> \$149,000
	<b>County:</b> Deschutes	<b>Cross St:</b> Stellar	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Three Rivers South	<b>Addition</b>	Drrh
<b>Section</b>	SW		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1336 Assessor
<b>Baths</b>	2	<b>Price / Sq Ft</b>	\$111.53
<b>Year Built</b>	1997	<b>Lot Sq Ft (approx)</b>	23522 ((Measured))
<b>Tax ID</b>	R1-012-201107CO12900	<b>Lot Acres (approx)</b>	0.540

**Marketing Remarks** Light and Bright Custom Home on Half Acre with Fencing, Deck and Landscaping. Upgrades, Tile and Pergo and Carpet, Pecan Cabinetry. Sunny South Facing Great Room with Vaults and Wood Stove. Beautifully Maintained. Close to Deschutes River and Sunriver.

<b>Status:</b> Active 04/26/10	<b>Listing #</b> 201003990	<b>17483 Egret Dr Bend, OR 97707</b>	<b>Listing Price:</b> \$155,000
	<b>County:</b> Deschutes	<b>Cross St:</b> Sandpiper	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Three Rivers South	<b>Addition</b>	Oww 2
<b>Section</b>	Other		
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	1920 Assessor
<b>Baths</b>	2	<b>Price / Sq Ft</b>	\$80.73
<b>Year Built</b>	2006	<b>Lot Sq Ft (approx)</b>	20473 ((Measured))
<b>Tax ID</b>	201118A0-04001-04001	<b>Lot Acres (approx)</b>	0.470

**Marketing Remarks** Large Home at a great price! Needs some TLC outside, but well taken care of inside. Near many outdoor activities that the area near Sunriver, Mt. Bachelor and the Deschutes River has to offer. This home has 4 bedrooms or the 4th can be used as an office/den. It has a good rental history, if you are looking for an investment.

**Presented By:** Thesa L Chambers

**Prudential NW Properties Sunriver**



Primary 541-771-7064  
 Secondary  
 Other

**The Village at Sunriver Bldg 9**  
**P.O. Box 4306**  
**Sunriver, OR 97707**  
**541-593-1234**

Fax: 541-

E-mail: [Thesa@CentralOregonBuzz.com](mailto:Thesa@CentralOregonBuzz.com)

Web Page: <http://www.CentralOregonBuzz.com>

June 2010

Featured properties may not be listed by the office/agent presenting this brochure.  
 Information has not been verified, is not guaranteed and is subject to change.

(RAP02 -0)



# Client Summary Report

Listings as of 06/18/10 at 6:04am

Page 3

Property Type: Residential Area: Three Rivers South Status: Active Terms: Short Sale

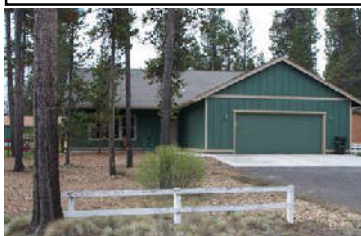
<b>Status:</b> Active 02/16/10	<b>Listing #</b> 201001462	<b>16941 Torrance Road Bend, OR 97707</b>	<b>Listing Price:</b> \$159,900
	<b>County:</b> Deschutes	<b>Cross St:</b> Gothard Way	



<b>Property Type</b>	Residential	<b>Property Subtype</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>	1761 Assessor
<b>Baths</b>	2	<b>Price / Sq Ft</b>	\$90.80
<b>Year Built</b>	2006	<b>Lot Sq Ft (approx)</b>	22216
<b>Tax ID</b>	201013CO-07501	<b>Lot Acres (approx)</b>	0.510

**Marketing Remarks** Built in 2006, single level home on 1/2 acre. 4 bedrooms, 2 baths. Well maintained home in an area with 1/2 acre lots. Close to Sunriver and High Cascade Lakes roads. Lots of upgrades, 2 car garage, open floor plan, fenced. This is a must see property! Access to Big Deschutes River, National Forest, and a park within the subdivision.

<b>Status:</b> Active 05/05/10	<b>Listing #</b> 201004594	<b>55388 Big River Dr Bend, OR 97707</b>	<b>Listing Price:</b> \$180,000
	<b>County:</b> Deschutes	<b>Cross St:</b> South Century	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Three Rivers South	<b>Addition</b>	Oww
<b>Section</b>	Other		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1704 Assessor
<b>Baths</b>	2	<b>Price / Sq Ft</b>	\$105.63
<b>Year Built</b>	2007	<b>Lot Sq Ft (approx)</b>	24829 ((Assessor's Data
<b>Tax ID</b>	201026-1400	<b>Lot Acres (approx)</b>	0.570

**Marketing Remarks** Built in 2007, beautiful 3 bedroom/2 bath home w/oversized attached insulated and sheetrocked garage on a 1/2 Acre lot, paved road, and close to the beautiful Deschutes River. Just minutes to the community boat ramp. A great personal residence or vacation home. Enjoy vaulted ceilings, hickory cabinets, architectural roofing, covered cement front porch and much more. Additional 24'x60' pole building shelter with one bay enclosed. Check out this home in a very quiet neighborhood. Don't wait!

**Presented By:** Thesa L Chambers

**Prudential NW Properties Sunriver**



Primary 541-771-7064  
 Secondary  
 Other

**The Village at Sunriver Bldg 9**  
**P.O. Box 4306**  
**Sunriver, OR 97707**  
**541-593-1234**

Fax: 541-

E-mail: [Thesa@CentralOregonBuzz.com](mailto:Thesa@CentralOregonBuzz.com)

Web Page: <http://www.CentralOregonBuzz.com>

June 2010

Featured properties may not be listed by the office/agent presenting this brochure.  
 Information has not been verified, is not guaranteed and is subject to change.

(RAP02-0)



# Client Summary Report

Listings as of 06/18/10 at 6:04am

Page 4

Property Type: Residential Area: Three Rivers South Status: Active Terms: Short Sale

<b>Status:</b> Active 06/07/10	<b>Listing #</b> 201005416	<b>55395 Gross Dr Bend, OR 97707</b>	<b>Listing Price:</b> \$199,900
	<b>County:</b> Deschutes	<b>Cross St:</b> South Century	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Three Rivers South	<b>Addition</b>	Oww
<b>Section</b>	Other		
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	1890 Assessor
<b>Baths</b>	2	<b>Price / Sq Ft</b>	\$105.77
<b>Year Built</b>	2007	<b>Lot Sq Ft (approx)</b>	39640 ((Assessor's Data
<b>Tax ID</b>	201025C0-02200	<b>Lot Acres (approx)</b>	0.910


**Marketing Remarks** Gorgeous home on almost an acre! Home is located in a very desirable area of Three Rivers South. Oversized 4-car garage with enough space for a boat or RV. Property is fully fenced. Peak boo Mt. Views from the back deck. Home has many upgrades throughout: including upgraded SS appliances, granite counter tops, hardwood floors, office or 4th bedroom. Vaulted ceilings throughout. Fabulous backyard. Don't miss this rare opportunity!!

<b>Status:</b> Active 02/01/10	<b>Listing #</b> 201000973	<b>16813 Stage Stop Dr Bend, OR 97707</b>	<b>Listing Price:</b> \$221,000
	<b>County:</b> Deschutes	<b>Cross St:</b> Bonanza	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Three Rivers South	<b>Addition</b>	River Meadows
<b>Section</b>	Other		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1572 Assessor
<b>Baths</b>	2.50	<b>Price / Sq Ft</b>	\$140.59
<b>Year Built</b>	2002	<b>Lot Sq Ft (approx)</b>	14375 ((Measured))
<b>Tax ID</b>	201024CB-04200	<b>Lot Acres (approx)</b>	0.330

**Marketing Remarks** Beautiful home on the best lot in desirable River Meadows w/all the extras; hardwood, slate, & tile throughout, custom lighting, & large deck w/log pole railing great for entertaining. This 3 bdrm, 2.5 bath double-level home has a vaulted great rm. & dining area. River Meadows offers paved paths for walking, biking, a pool, tennis courts, RV/Boat storage & boat ramp. Enjoy the large common area behind the home. Only minutes from Sunriver, Cascade Lakes, & year round recreation. Wtr. & Swr is incl. W/HOA fee

<p><b>Presented By:</b> Thesa L Chambers</p>  <p>Primary 541-771-7064 Secondary Other</p> <p>E-mail: Thesa@CentralOregonBuzz.com Web Page: <a href="http://www.CentralOregonBuzz.com">http://www.CentralOregonBuzz.com</a></p>	<p><b>Prudential NW Properties Sunriver</b></p> <p><i>The Village at Sunriver Bldg 9</i> <b>P.O. Box 4306</b> <b>Sunriver, OR 97707</b> <b>541-593-1234</b> Fax: 541-</p>
--	---

June 2010

Featured properties may not be listed by the office/agent presenting this brochure.  
Information has not been verified, is not guaranteed and is subject to change.

(RAP02 -0)



# Client Summary Report

Listings as of 06/18/10 at 6:04am

Page 5

Property Type: Residential Area: Three Rivers South Status: Active Terms: Short Sale

<b>Status:</b> Active 03/15/10	<b>Listing #</b> 201002670	<b>17046 Azusa Road Bend, OR 97707</b>	<b>Listing Price:</b> \$239,000
	<b>County:</b> Deschutes	<b>Cross St:</b> Stellar	



<b>Property Type</b>	Residential	<b>Property Subtype</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>	1803 Other
<b>Baths</b>	2	<b>Price / Sq Ft</b>	\$132.56
<b>Year Built</b>	2007	<b>Lot Sq Ft (approx)</b>	26572
<b>Tax ID</b>	201012AO-04900	<b>Lot Acres (approx)</b>	0.610

**Marketing Remarks** Warm & cozy lodge style home. Custom built in 2007 on a lrg .61 acre lot. Mt Bachelor & High Lakes just minutes away. Custom features thru-out include: slate entry, propane fireplace w/stone accents & mantle, slab granite counters, wood floors, hickory cabinets, vaulted ceilings, tile floors in baths & laundry room, walk-in shower w/separate soaking tub set in gorgeous tile. Cedar board siding on the front w/stone accents. Truly a great home on the way to Mt. Bachelor. Great buy! Great 2nd home opportunity!

<b>Status:</b> Active 02/20/09	<b>Listing #</b> 2901783	<b>55615 Wagon Master Way Bend, OR 97707</b>	<b>Listing Price:</b> \$269,900
	<b>County:</b> Deschutes	<b>Cross St:</b> Bonanza	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Three Rivers South	<b>Addition</b>	Stage Stop Meadows
<b>Section</b>	Other		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1792 Assessor
<b>Baths</b>	2	<b>Price / Sq Ft</b>	\$150.61
<b>Year Built</b>	1995	<b>Lot Sq Ft (approx)</b>	11326 ((Measured))
<b>Tax ID</b>	201023DO-14700	<b>Lot Acres (approx)</b>	0.260

**Marketing Remarks** Charming log & log sided home in desirable River Meadows, south of Sunriver. Cozy floor to ceiling ledge rock woodburning frpl, vaulted ceilings, 3 bdrm, 2 baths, loft area, huge bonus rm over the double detached garage connected by breezeway. Home borders BLM land for privacy w/easy access to bike path. 2 wonderful porches run full length of home, front & back. Close to The Big Deschutes River, community pool, spa, tennis courts & boat ramp, deeded river access, bike paths.

**Presented By:** Thesa L Chambers

**Prudential NW Properties Sunriver**



Primary 541-771-7064  
 Secondary  
 Other

**The Village at Sunriver Bldg 9**  
**P.O. Box 4306**  
**Sunriver, OR 97707**  
**541-593-1234**

Fax: 541-

E-mail: [Thesa@CentralOregonBuzz.com](mailto:Thesa@CentralOregonBuzz.com)

Web Page: <http://www.CentralOregonBuzz.com>

June 2010

Featured properties may not be listed by the office/agent presenting this brochure.  
 Information has not been verified, is not guaranteed and is subject to change.

(RAP02 -0)



# Client Summary Report

Listings as of 06/18/10 at 6:04am

Page 6

Property Type: Residential Area: Three Rivers South Status: Active Terms: Short Sale

<b>Status:</b> Active 05/03/10	<b>Listing #</b> 201004546	<b>55563 Huntington Road Bend, OR 97707</b>	<b>Listing Price:</b> \$329,000
	<b>County:</b> Deschutes	<b>Cross St:</b> South Century	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Res w/Acreage
<b>Area</b>	Three Rivers South	<b>Addition</b>	M&B
<b>Section</b>	Other		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2090 Assessor
<b>Baths</b>	3	<b>Price / Sq Ft</b>	\$157.42
<b>Year Built</b>	1994	<b>Lot Sq Ft (approx)</b>	217800 ((Assessor's Dat
<b>Tax ID</b>	201130AO-00200	<b>Lot Acres (approx)</b>	5.000

**Marketing Remarks** WOW! 5 acres with approx. 247 feet of Little Deschutes riverfront. Huge views of Mt Bachelor & the Cascades! Warm floor plan that includes a cedar sunroom, 2 solariums and lots of windows. Warm wood accents, beams and solid core doors throughout. Paved, circular driveway & easy to maintain landscaping. Two minutes to Sunriver and only 20 minutes to Bend. Horses allowed. 3 bdrm, 3 bath, 2090 Sq Ft home. Great Location! Great home! Great Price!

<b>Status:</b> Active 09/02/09	<b>Listing #</b> 2908665	<b>17340 Mink Ct Bend, OR 97707</b>	<b>Listing Price:</b> \$475,000
	<b>County:</b> Deschutes	<b>Cross St:</b> Huntington Rd	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Res w/Acreage
<b>Area</b>	Three Rivers South	<b>Addition</b>	Lazy River
<b>Section</b>	SW		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2525 Assessor
<b>Baths</b>	2.50	<b>Price / Sq Ft</b>	\$188.12
<b>Year Built</b>	1980	<b>Lot Sq Ft (approx)</b>	217800
<b>Tax ID</b>	20113CO-02300	<b>Lot Acres (approx)</b>	5.000

**Marketing Remarks** Riverfront paradise on Little Deschutes River! Kayak & fish from your own backyard! Room for horses, RV's & fun! Well maintained home overlooks 1200' of riverfront on 5 beautiful, secluded acres. Minutes from Sunriver Resort. Spacious screened porch, overlooks river. Cozy finished front porch sunroom. Extensively remodeled. New features incl: paint in & out, baths w/granite/tile/stone & oiled brass fixtures, 3 car garage w/lots of storage, jetted tub, well pump & water filtration system, & more.

**Presented By:** Thesa L Chambers

**Prudential NW Properties Sunriver**



Primary 541-771-7064  
 Secondary  
 Other

**The Village at Sunriver Bldg 9**  
**P.O. Box 4306**  
**Sunriver, OR 97707**  
**541-593-1234**

Fax: 541-

E-mail: [Thesa@CentralOregonBuzz.com](mailto:Thesa@CentralOregonBuzz.com)

Web Page: <http://www.CentralOregonBuzz.com>

June 2010

Featured properties may not be listed by the office/agent presenting this brochure.  
 Information has not been verified, is not guaranteed and is subject to change.

(RAP02 -0)



# Client Summary Report

Listings as of 06/18/10 at 6:04am

Page 7

Property Type: Residential Area: Three Rivers South Status: Active Terms: Short Sale

<b>Status:</b> Active 05/11/09	<b>Listing #</b> 2904812	<b>17475 Canoe Camp Bend, OR 97707</b>	<b>Listing Price:</b> \$649,000
	<b>County:</b> Deschutes	<b>Cross St:</b> South Century	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condominium
<b>Area</b>	Three Rivers South	<b>Addition</b>	Crosswater
<b>Section</b>	Other		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2315 Other
<b>Baths</b>	3.50	<b>Price / Sq Ft</b>	\$280.35
<b>Year Built</b>	1999		
<b>Tax ID</b>	201107DD90111	<b>Lot Acres (approx)</b>	

**Marketing Remarks** Motivated Seller! Located at Crosswater's Osprey Pointe. Three Master suites 3.5 baths + a den 2,315 sq ft, two car garage. Nicley landscaped. Compare prices, this unit is priced to sell!!!!

**Presented By:** Thesa L Chambers

**Prudential NW Properties Sunriver**



Primary 541-771-7064  
Secondary  
Other

**The Village at Sunriver Bldg 9**  
**P.O. Box 4306**  
**Sunriver, OR 97707**  
**541-593-1234**

Fax: 541-

E-mail: [Thesa@CentralOregonBuzz.com](mailto:Thesa@CentralOregonBuzz.com)

Web Page: <http://www.CentralOregonBuzz.com>

June 2010

Featured properties may not be listed by the office/agent presenting this brochure.  
Information has not been verified, is not guaranteed and is subject to change.

(RAP02 -0)

