

# Client Detail Report

Listings as of 10/27/10 at 1:25pm

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Property Type: Residential Area: Sunriver Status: Active Terms: Bank Owned

<b>Active 09/07/10</b>	<b>Listing # 201008466</b>	<b>11 Kitty Hawk Sunriver, OR 97707</b>	<b>Listing Price: \$75,000</b>
	<b>County: Deschutes</b>	<b>Cross St: Meadow</b>	



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium
<b>Area</b>	Sunriver	<b>Addition</b>	Kitty Hawk
<b>Section</b>	Other		
<b>Beds</b>	0	<b>Sq Ft (approx)</b>	464 Assessor
<b>Baths</b>	1	<b>Price / SqFt</b>	\$161.64
<b>Year Built</b>	1978		
<b>Tax ID</b>	201105CO-80011	<b>Lot Acres (approx)</b>	

**Marketing Remarks** Decorated & fully furnished ground floor studio condo or vacation rental. Great location near the spa, tennis courts, south pool, and Meadows Golf Course. close to village mall with restaurants, shops and all the other Sunriver amenities. This is a Fannie Mae HomePath property purchase for as little as 3% down.

## General Information

<b>Tax Acct#</b>	155620
<b>Elementary School</b>	Three Rivers
<b>Sr. High School</b>	Summit
<b>HOA Amount</b>	\$130.00
<b>Taxes</b>	\$867.90
<b>Farm Deferral</b>	No
<b>Irrigation</b>	No
<b>Electric Company</b>	Midstate
<b>Excluded 1</b>	none

<b>New Construction</b>	No
<b>Jr. High School</b>	Three Rivers
<b>HOA</b>	Yes
<b>HOA Per</b>	monthly
<b>Tax Year</b>	2009
<b>CC&amp;R</b>	Yes
<b>Water District</b>	Sunriver
<b>Included 1</b>	all items in the home

## Features

<b>Style</b>	Contemporary
<b>Construction</b>	Frame
<b>Rooms</b>	Great Room, Kitchen, See Remarks
<b>Fireplace</b>	Living Room
<b>Exterior</b>	Patio/Deck, Landscaped
<b>Roof</b>	Metal
<b>Heat/Cool</b>	Heat Pump, Electric, Wood, Central AC
<b>Sewer/Septic</b>	Private Sewer
<b>Terms</b>	Bank Owned

<b>Levels</b>	1 Story
<b>Foundation</b>	Stemwall
<b>Interior</b>	Range/Oven, Refrigerator, See Remarks
<b>Floors</b>	Wood, Carpet, Vinyl
<b>Garage</b>	None
<b>View</b>	Terrain
<b>Existing Water</b>	Private/Community
<b>Community</b>	Paved Street, Pool, Tennis Courts, Golf, Park, See Remarks
<b>Sign On Property</b>	Yes

**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  
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Property Type: Residential Area: Sunriver Status: Active Terms: Bank Owned

<b>Active 07/28/10</b>	<b>Listing # 201007111</b> <b>County: Deschutes</b>	<b>7 Abbot House Sunriver, OR 97707</b> <b>Cross St: Abbot Drive</b>	<b>Listing Price: \$117,500</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium
<b>Area</b>	Sunriver	<b>Addition</b>	Abbot House Condo
<b>Section</b>	Other		
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	865 Assessor
<b>Baths</b>	1	<b>Price / SqFt</b>	\$135.84
<b>Year Built</b>	1969		
<b>Tax ID</b>	201105BO-80107	<b>Lot Acres (approx)</b>	

**Marketing Remarks** Great ground floor unit with easy access to the Mall, Lodge, South Pool and all Sunriver festivities. This condo is in very good condition and is sold fully furnished. There is a large yard area as well as a private deck. Great investment opportunity for use as a 2nd home, or a vacation rental. Come enjoy Sunriver ownership at an affordable price. Close by December 31, 2010 and receive up to 3.5% in closing costs assistance! See attached for more info.

### General Information

<b>Tax Acct#</b>	138418	<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>	Yes
<b>HOA Amount</b>	\$769.42	<b>HOA Per</b>	Qtr Plus Sunriver HOA \$87.93
<b>Taxes</b>	\$1198.06	<b>Tax Year</b>	2009
<b>Farm Deferral</b>	No	<b>CC&amp;R</b>	Yes
<b>Irrigation</b>	No	<b>Water District</b>	Sunriver
<b>Electric Company</b>	Midstate	<b>Included 1</b>	Sold As Is.

### Features

<b>Style</b>	Cottage/Bungalow	<b>Levels</b>	1 Story
<b>Construction</b>	Frame	<b>Foundation</b>	Slab
<b>Rooms</b>	Living Room, Kitchen, Utility, Dining Area	<b>Interior</b>	Master Bdrm Mn Level, Refrigerator, Dishwasher, Disposal, Washer/Dryer, See Remarks
<b>Fireplace</b>	Living Room	<b>Floors</b>	Carpet, Vinyl
<b>Exterior</b>	Patio/Deck, Landscaped	<b>Garage</b>	None
<b>Roof</b>	See Remarks	<b>Heat/Cool</b>	Electric, Wall, Wall AC
<b>Existing Water</b>	Private/Community	<b>Sewer/Septic</b>	Private Sewer
<b>Community</b>	Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available	<b>Terms</b>	Bank Owned
<b>Sign On Property</b>	Yes		

**Presented By: Thesa L Chambers**



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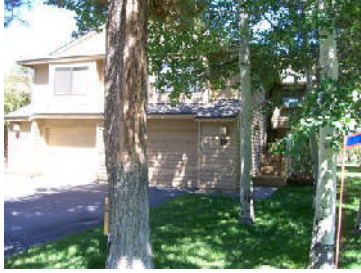
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Property Type: Residential Area: Sunriver Status: Active Terms: Bank Owned

<b>Active 07/28/10</b>	<b>Listing # 201007093</b>	<b>19 Fairway Village Sunriver, OR 97707</b>	<b>Listing Price: \$219,900</b>
	<b>County: Deschutes</b>	<b>Cross St: West Cascade</b>	




<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium
<b>Area</b>	Sunriver	<b>Addition</b>	Fairway Vill Condo
<b>Section</b>	Other		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1436 Assessor
<b>Baths</b>	2	<b>Price / SqFt</b>	\$153.13
<b>Year Built</b>	1988		
<b>Tax ID</b>	191129BA-90019	<b>Lot Acres (approx)</b>	

**Marketing Remarks** A two-year HomeProtect® Home Warranty is provided. Some Restrictions. 3 bed-2 bath 1436 sq ft home. Two story Condo in Sunriver with wood burning fireplace, upstairs deck off master and covered patio below, 1 car garage. Use of the amenities. The actual address for offer purposes is 17772 West Core Road, but house number is 19 Fairway Village. Title Co. to be ServiceLink.

**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>	Yes	<b>HOA Amount</b>	\$1050.00
<b>HOA Per</b>	Quarter	<b>Taxes</b>	\$2706.97
<b>Tax Year</b>	09-10	<b>Farm Deferral</b>	No
<b>CC&amp;R</b>	Yes	<b>Irrigation</b>	No
<b>Water District</b>	Sunriver	<b>Electric Company</b>	Midstate
<b>Features</b>		<b>Levels</b>	2 Story
<b>Style</b>	Contemporary	<b>Foundation</b>	Stemwall
<b>Construction</b>	Frame	<b>Interior</b>	Range/Oven, Dishwasher
<b>Rooms</b>	Living Room, Kitchen, Dining Area	<b>Floors</b>	Carpet, Vinyl
<b>Fireplace</b>	Living Room	<b>Garage</b>	Single, Attached
<b>Exterior</b>	Patio/Deck	<b>View</b>	Terrain
<b>Roof</b>	Composition	<b>Existing Water</b>	Private/Community
<b>Heat/Cool</b>	Electric, Forced Air	<b>Community</b>	Paved Street
<b>Sewer/Septic</b>	Private Sewer	<b>Sign On Property</b>	No
<b>Terms</b>	Cash, Bank Owned		

<b>Presented By: Thesa L Chambers</b>		<b>Prudential NW Properties Sunriver</b>	
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<b>Active 08/16/10</b>	<b>Listing # 201007840</b> <b>County: Deschutes</b>	<b>4 Tamarack Sunriver, OR 97707</b> <b>Cross St: Beaver</b>	<b>Listing Price: \$239,900</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	Sunriver	<b>Addition</b>	Mtn Village East
<b>Section</b>	Other		
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1052 Assessor
<b>Baths</b>	1.50	<b>Price / SqFt</b>	\$228.04
<b>Year Built</b>	1979	<b>Lot Sq Ft (approx)</b>	10454
<b>Tax ID</b>	191133BO-20300	<b>Lot Acres (approx)</b>	0.240

**Marketing Remarks** Affordable 2 bedroom, 2 bath home in Sunriver. This home has a lovely lot and spacious back deck. There is a wood burning fireplace and pergo floors in the living room, kitchen and eating area. Close to the mall, biking and hiking paths and shopping. This is a perfect full time residence or 2nd home. Come enjoy all Sunriver has to offer at a great price. Close by December 31, 2010 and receive up to 3.5% in closing costs assistance! See attached for more info.

**General Information**

<b>Tax Acct#</b>	111654
<b>Elementary School</b>	Three Rivers
<b>Sr. High School</b>	Bend
<b>HOA Amount</b>	\$89.93
<b>Taxes</b>	\$1366.46
<b>Farm Deferral</b>	No
<b>Irrigation</b>	No
<b>Electric Company</b>	Midstate
<b>Excluded 1</b>	As Is

<b>New Construction</b>	No
<b>Jr. High School</b>	Three Rivers
<b>HOA</b>	Yes
<b>HOA Per</b>	Month
<b>Tax Year</b>	2009
<b>CC&amp;R</b>	Yes
<b>Water District</b>	Sunriver
<b>Included 1</b>	As Is
<b>Leased Components</b>	None

**Features**

<b>Style</b>	Contemporary
<b>Construction</b>	Frame
<b>Rooms</b>	Living Room, Kitchen, Dining Area
<b>Fireplace</b>	Living Room
<b>Exterior</b>	Patio/Deck, Landscaped
<b>Roof</b>	Composition
<b>Heat/Cool</b>	Electric
<b>Sewer/Septic</b>	Private Sewer
<b>Terms</b>	Bank Owned

<b>Levels</b>	1 Story
<b>Foundation</b>	See Remarks
<b>Interior</b>	Master Bdrm Mn Level, Range/Oven, Dishwasher, Hot Tub/Spa
<b>Floors</b>	Carpet, Vinyl
<b>Garage</b>	None
<b>View</b>	Terrain
<b>Existing Water</b>	Private/Community
<b>Community</b>	Paved Street, Clubhouse/Rec Room, Pool, Tennis Courts, Golf, Park
<b>Sign On Property</b>	Yes

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<b>Active 07/15/10</b>	<b>Listing # 201006751</b> <b>County: Deschutes</b>	<b>17841 Pro Staff Sunriver, OR 97707-0</b> <b>Cross St: East Cascade</b>	<b>Listing Price: \$379,900</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	Sunriver	<b>Addition</b>	Fairway Point Village
<b>Section</b>	Other		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2068 Assessor
<b>Baths</b>	2.50	<b>Price / SqFt</b>	\$183.70
<b>Year Built</b>	1986	<b>Lot Sq Ft (approx)</b>	12197
<b>Tax ID</b>	191120DB-01000	<b>Lot Acres (approx)</b>	0.280

**Marketing Remarks** Foreclosure-Corporate owned! Beautiful home nestled among the pine tress on the golf course. Great floor plan with vaulted ceilings, wood and tile floors, and views of the golf course. Large master bedroom with walk-in closet. Possible Sunriver HOA assessment for new pool/amphitheater of \$4000 per home.

**General Information**

<b>Tax Acct#</b>	166698
<b>Elementary School</b>	Three Rivers
<b>Sr. High School</b>	Bend
<b>HOA Amount</b>	\$88.00
<b>Taxes</b>	\$4448.00
<b>Farm Deferral</b>	No
<b>Irrigation</b>	No
<b>Electric Company</b>	Midstate

<b>New Construction</b>	No
<b>Jr. High School</b>	Three Rivers
<b>HOA</b>	Yes
<b>HOA Per</b>	Month
<b>Tax Year</b>	2009
<b>CC&amp;R</b>	Yes
<b>Water District</b>	Sunriver

**Features**

<b>Style</b>	See Remarks
<b>Construction</b>	Frame
<b>Rooms</b>	Great Room, Kitchen, Dining Area, Sunroom
<b>Exterior</b>	Patio/Deck
<b>Roof</b>	Metal
<b>Heat/Cool</b>	Natural Gas
<b>Sewer/Septic</b>	Private Sewer
<b>Sign On Property</b>	No

<b>Levels</b>	2 Story
<b>Foundation</b>	Stemwall
<b>Floors</b>	Wood, Carpet, Tile
<b>Garage</b>	Double, Attached
<b>View</b>	Golf Course
<b>Existing Water</b>	Private/Community
<b>Terms</b>	Cash, Bank Owned

**Presented By: Thesa L Chambers**

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