

Client Detail Report

Listings as of 11/25/09 at 1:22pm

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Property Type: Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

Active 10/13/08	Listing # 2811516 County: Deschutes	6 Abbot House Sunriver, OR 97707 Cross St: Abbot Dr	Listing Price: \$115,000
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Prop Type	Residential	Prop Subtype(s)	Condominium
Area	Sunriver	Addition	Abbot House Condo
Section	Other		
Beds	2	Sq Ft (approx)	865 Assessor
Baths	1	Price / SqFt	\$132.95
Year Built	1969		
Tax ID	201105BO-80106	Lot Acres (approx)	

Marketing Remarks Best priced Sunriver Abbot House Condo and a lower level unit too! You won't find a resort rental any closer to the SR Village Mall than this updated Abbot House Condo. Easy access lower 2 bedroom unit w/wood laminate floors, tile backsplash in kitchen, living room boasting a fireplace w/brick & stone hearth & wall A/C unit & fully fenced back deck area backing to private grassed park area. ***Sunriver HOA dues 57.93/MO & Abbot House Condo dues 635.14/QTR

General Information

New Construction	No
Jr. High School	Three Rivers
HOA	Yes
Tax Year	2007
CC&R	Yes
Water District	Sunriver
Leased Components	***Sunriver HOA dues 57.93/month. Abbot House Condo dues 635.14/quarter

Elementary School	Three Rivers
Sr. High School	Summit
HOA Per	***SEE REMARKS
Farm Deferral	No
Irrigation	No
Electric Company	Midstate

Features

Style	Northwest, Traditional
Construction	Frame
Rooms	Living Room, Great Room, Utility, Dining Area, Breakfast Nook, See Remarks
Fireplace	Living Room
Exterior	Patio/Deck, Landscaped, Fenced, See Remarks
Roof	Composition
Heat/Cool	Electric, Wall AC
Sewer/Septic	Private Sewer
Terms	Cash, Short Sale, See Remarks

Levels	1 Story
Foundation	Slab
Interior	Master Bdrm Mn Level, Range/Oven, Dishwasher, Disposal
Floors	Wood, Carpet, Laminate
Garage	None
View	See Remarks
Existing Water	Private/Community
Community	Paved Street, Clubhouse/Rec Room, Pool, Tennis Courts, Golf, Park, Gas Available, See Remarks
Sign On Property	Yes

Presented By: Thesa L Chambers

RE/MAX Sunset Realty



Primary 541-771-7064
Secondary
Other

PO Box 3520
Sunriver Village Mall Bldg #2
Sunriver, OR 97707
541-593-2122
Fax : 541-593-6353

E-mail: thesa@centraloregonbuzz.com

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

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Property Type: Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

Active 10/09/09	Listing # 2909744 County: Deschutes	57057 Abbot House Lane #10 Sunriver, OR 97707 Cross St: Abbot Drive	Listing Price: \$137,500
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Prop Type	Residential	Prop Subtype(s)	Condominium
Area	Sunriver	Addition	Abbot House Condo
Section	Other		
Beds	2	Sq Ft (approx)	865 Other
Baths	1	Price / SqFt	\$158.96
Year Built	1969		
Tax ID	201105BO80110-80	Lot Acres (approx)	

Marketing Remarks Great sunriver retreat. ready to move into. approved for homepath financing as low as 3% down and no MI or appraisal. lower level

General Information

New Construction	No	Elementary School	Three Rivers
Jr. High School	High Desert	Sr. High School	Bend
HOA	Yes	Tax Year	2009
Farm Deferral	No	CC&R	Yes
Irrigation	No	Water District	Sunriver
Electric Company	Midstate		
Features		Levels	1 Story
Style	See Remarks	Foundation	Slab
Construction	Frame	Floors	Carpet, Vinyl
Rooms	Living Room, Kitchen, Utility, Dining Area	Garage	None
Exterior	Patio/Deck	View	Terrain
Roof	Metal	Existing Water	Private/Community, Water Meter
Heat/Cool	Electric	Community	Paved Street, Pool, Tennis Courts, Park, Gas Available
Sewer/Septic	Private Sewer	Sign On Property	Yes
Terms	Cash, Bank Owned		

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Property Type: Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

Active 08/14/09	Listing # 2908004 County: Deschutes	20 Abbot House Sunriver, OR 97707 Cross St: Center	Listing Price: \$146,900
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Prop Type	Residential	Prop Subtype(s)	Condominium
Area	Sunriver	Addition	Abbot House Condo
Section	Other		
Beds	3	Sq Ft (approx)	1162 Assessor
Baths	1	Price / SqFt	\$126.42
Year Built	1969		
Tax ID	201105BO-80220	Lot Acres (approx)	

Marketing Remarks Own a piece of Sunriver! Affordable condo in the heart of Sunriver next to bike paths, golf and mall. Upstairs unit with deck. Great shape. Recent upgrades.

General Information

New Construction	No
Jr. High School	Three Rivers
HOA	Yes
HOA Per	month, see comments
Farm Deferral	No
Irrigation	No
Electric Company	Midstate

Elementary School	Three Rivers
Sr. High School	Bend
HOA Amount	\$269.64
Tax Year	2008
CC&R	Yes
Water District	Sunriver

Features

Style	Traditional
Construction	Frame
Rooms	Living Room, Kitchen, Utility, Dining Area
Floors	Wood, Carpet, Vinyl
Garage	None
View	Terrain
Existing Water	Private/Community
Community	Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available, Sewer Assmt, Road Assmt
Sign On Property	No

Levels	1 Story
Foundation	Stemwall, Slab
Interior	Range/Oven
Exterior	Patio/Deck, Landscaped, Sprinkler System
Roof	Composition
Heat/Cool	Electric, Wall
Sewer/Septic	City Sewer
Terms	Cash, Bank Owned

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Other

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Sunriver, OR 97707
541-593-2122
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Property Type: Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

Active 07/28/08	Listing # 2808951	6 Elk Lane Sunriver, OR 97707	Listing Price: \$205,000
	County: Deschutes	Cross St: Ponderosa	



Prop Type	Residential	Prop Subtype(s)	Residential
Area	Sunriver	Addition	Forest Park
Section	SE		
Beds	2	Sq Ft (approx)	1090 Assessor
Baths	2	Price / SqFt	\$188.07
Year Built	1971		
Tax ID	201105AO-15800	Lot Acres (approx)	

Marketing Remarks Great location close to the Sunriver Mall. This 2 bedroom, 2 bath home has many upgrades. River rock fireplace in the open living room with access out to the large deck. Lots of common space with pine trees. This home has a good rental history. Come take a look at this well kept home.

General Information

New Construction	No	Elementary School	Three Rivers
Jr. High School	Three Rivers	Sr. High School	Bend
HOA	Yes	HOA Amount	\$57.57
HOA Per	Month	Tax Year	2007
Farm Deferral	No	CC&R	Yes
Irrigation	No	Water District	Sunriver
Electric Company	Midstate	Included 1	CLA
Excluded 1	Hot Tub & Personal Items		

Features

Style	Ranch	Levels	1 Story
Construction	Frame	Foundation	Stemwall
Rooms	Living Room, Kitchen, Utility, Dining Area	Interior	Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal, Washer/Dryer
Fireplace	Living Room, Gas	Floors	Carpet, Vinyl, Laminate
Exterior	Patio/Deck, Hot Tub/Spa	Garage	None
Roof	Metal	View	Terrain
Heat/Cool	Electric, Natural Gas, Baseboard	Existing Water	Private/Community
Sewer/Septic	City Sewer	Community	Paved Street, Clubhouse/Rec Room, Pool, Tennis Courts, Golf, Park, Gas Available, Adjoins Public Lands
Terms	Cash, Short Sale	Sign On Property	Yes

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Property Type: Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

Active 01/04/09	Listing # 2900083 County: Deschutes	6 Juniper Sunriver, OR 97707 Cross St: Beaver	Listing Price: \$235,000
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Prop Type	Residential	Prop Subtype(s)	Residential
Area	Sunriver	Addition	Mtn Village East
Section	Other		
Beds	2	Sq Ft (approx)	1040 Assessor
Baths	2	Price / SqFt	\$225.96
Year Built	1979	Lot Sq Ft (approx)	9148
Tax ID	191133BO-24400	Lot Acres (approx)	0.210

Marketing Remarks Single level 2 bedroom, 2 bath cabin. Blue and Buggy pine walls and cabinets give this cozy cabin a rustic & comfortable feel. The new freestanding gas stove warms it up with ease and ambiance. Great room area features vaulted ceilings & dining area/kitchen has tile floors. Located on a large lot w/potential for additions. Near the Village Mall & amphitheatre.

General Information

New Construction	No	Elementary School	Three Rivers
Jr. High School	Three Rivers	Sr. High School	Bend
HOA	Yes	HOA Amount	\$57.93
HOA Per	MO	Tax Year	2009/10
Farm Deferral	No	CC&R	Yes
Irrigation	No	Water District	Sunriver
Electric Company	Midstate		
Features			
Style	Ranch	Levels	1 Story
Construction	Frame	Foundation	Stemwall
Rooms	Great Room, Kitchen, Dining Area	Interior	Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Refrigerator, Dishwasher, Microwave, Washer/Dryer
Fireplace	Family Room, Gas, See Remarks	Floors	Carpet, Vinyl
Exterior	Hot Tub/Spa	Garage	Single, Detached
Roof	Composition	View	Terrain
Heat/Cool	Electric, Forced Air	Existing Water	Private/Community
Sewer/Septic	Private Sewer	Community	Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available, Adjoins Public Lands
Terms	Short Sale	Sign On Property	Yes

Presented By: Thesa L Chambers		RE/MAX Sunset Realty	
	Primary	541-771-7064	PO Box 3520
	Secondary		Sunriver Village Mall Bldg #2
	Other		Sunriver, OR 97707
			541-593-2122
			Fax : 541-593-6353
	E-mail: thesa@centraloregonbuzz.com		
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Property Type: Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

Active 10/27/09	Listing # 2910221	16 Tennis Village Sunriver, OR 97707	Listing Price: \$269,900
	County: Deschutes	Cross St: Meadow	



Prop Type	Residential	Prop Subtype(s)	Condominium
Area	Sunriver	Addition	Tennis Village
Section	Other		
Beds	2	Sq Ft (approx)	1580 Assessor
Baths	2	Price / SqFt	\$170.82
Year Built	1977	Lot Sq Ft (approx)	873 ((Assessor's Data))
Tax ID	201105BO-50016	Lot Acres (approx)	0.020

Marketing Remarks A very well maintained Tennis Village condo with newer cabinets, counter tops, carpeting & wood flooring. There are two small decks, one off the front of the unit and the other off the rear entrance. Each level has a master suite including walk-in closets. The loft has a built-in bed and a full closet as well as a laundry area. Within walking distance of the south Pool, Sage Springs Spa, The Lodge and the Village Mall. Enjoy Sunriver at an affordable price. This is a Fannie Mae Home Path Property.

General Information

Tax Acct#	138384
Elementary School	Three Rivers
Sr. High School	Summit
HOA Amount	\$1296.72
Tax Year	2008
CC&R	Yes
Water District	Sunriver
Included 1	Sold "As Is"

New Construction	No
Jr. High School	Three Rivers
HOA	Yes
HOA Per	Quarter
Farm Deferral	No
Irrigation	No
Electric Company	Midstate

Features

Style	Northwest
Construction	Frame
Rooms	Living Room, Loft, Kitchen, Dining Area
Fireplace	Living Room
Exterior	Patio/Deck, Landscaped
Roof	See Remarks
Heat/Cool	Electric, Forced Air
Sewer/Septic	Private Sewer
Terms	Cash, Bank Owned

Levels	2 Story
Foundation	Stemwall
Interior	Walk in Closet, Range/Oven, Dishwasher, Microwave, Disposal
Floors	Wood, Carpet, Vinyl
Garage	None
View	Terrain
Existing Water	Private/Community
Community	Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available, See Remarks
Sign On Property	Yes

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 Sunriver Village Mall Bldg #2
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Property Type: Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

Active 06/19/09	Listing # 2906131 County: Deschutes	10 Cherrywood Sunriver, OR 97707 Cross St: Cottonwood	Listing Price: \$975,000
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Prop Type	Residential	Prop Subtype(s)	Residential
Area	Sunriver	Addition	Fairway Crest Village
Section	NW		
Beds	6	Sq Ft (approx)	3186 Assessor
Baths	6.50	Price / SqFt	\$306.03
Year Built	2004	Lot Sq Ft (approx)	12505
Tax ID	191129DB-10	Lot Acres (approx)	0.287

Marketing Remarks Extraordinary quality and a perfect floor plan! Wonderful location with Woodlands 7th fairway views. 6 nicely appointed suites, gourmet kitchen, 2 gas fireplaces, A/C, stone and log accents. Interior design and furniture by Mountain Comfort. Short sale.

General Information

New Construction	No
Jr. High School	Three Rivers
HOA	Yes
HOA Per	mo
Farm Deferral	No
Irrigation	No
Electric Company	Midstate
Included 2	Owners personal items

Elementary School	Three Rivers
Sr. High School	Bend
HOA Amount	\$87.93
Tax Year	2009-10
CC&R	Yes
Water District	Sunriver
Included 1	Furnished per inventory

Features

Style	Northwest
Construction	Frame
Rooms	Great Room, Kitchen, Utility, Dining Area

Levels	2 Story
Foundation	Stemwall
Interior	Walk in Closet, Pantry, Central Vacuum, Ceiling Fan, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal, Washer/Dryer
Floors	Wood, Carpet, Tile, Slate/Stone
Garage	Triple, Attached
View	Golf Course
Existing Water	Private/Community
Community	Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available
Sign On Property	Yes

Fireplace	Living Room, Master Bedroom, Gas
Exterior	Patio/Deck, Landscaped, Hot Tub/Spa
Roof	Composition
Heat/Cool	Natural Gas, Forced Air, Central AC
Sewer/Septic	Private Sewer
Terms	Short Sale

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Secondary
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PO Box 3520
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Sunriver, OR 97707
541-593-2122
Fax : 541-593-6353

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Property Type: Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

Active 09/11/09	Listing # 2908931	16-pt 15 Golden Eagle Sunriver, OR 97707	Listing Price: \$999,000
	County: Deschutes	Cross St: Cormorant	



Prop Type	Residential	Prop Subtype(s)	Residential
Area	Sunriver	Addition	River Village
Section	Other		
Beds	4	Sq Ft (approx)	4118 Assessor
Baths	4.50	Price / SqFt	\$242.59
Year Built	2007	Lot Sq Ft (approx)	19166 ((Assessor's Data
Tax ID	191130DD-05200	Lot Acres (approx)	0.440

Marketing Remarks Newly constructed (completed 8/09) lodge style home located on the Sun River, two beautiful master bedroom suites plus two more bedrooms, large bonus/family room with large storage closet, formal dining room (could be office), huge triple garage with shop area and storage room, Knotty Alder cabinets and doors, slate and hardwood floors, slab granite and marble countertops, stainless steel appliances and much more!

General Information

Tax Acct#	136293	New Construction	No
Elementary School	Three Rivers	Jr. High School	Three Rivers
Sr. High School	Bend	HOA	Yes
HOA Amount	\$57.93	HOA Per	MO
Tax Year	2009-10	Farm Deferral	No
CC&R	Yes	Irrigation	No
Water District	Sunriver	Electric Company	Midstate
Features		Levels	2 Story
Style	Northwest	Foundation	Stemwall
Construction	Frame	Interior	Walk in Closet, Pantry, Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Refrigerator, Dishwasher, Microwave, Hot Tub/Spa, Disposal
Rooms	Great Room, Bonus Room, Kitchen, Utility, Dining Area, Dining Formal	Floors	Wood, Carpet, Slate/Stone
Fireplace	Living Room, Gas	Garage	Triple, Attached, Shop Area, See Remarks
Exterior	Patio/Deck, Landscaped	View	River, Water, Terrain
Roof	Composition	Existing Water	Private/Community
Heat/Cool	Heat Pump, Forced Air, Central AC	Community	Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available
Sewer/Septic	Private Sewer	Sign On Property	Yes
Terms	Cash, Bank Owned		

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