

# Client Detail Report

Listings as of 12/05/09 at 10:23am

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

<b>Active 10/13/08</b>	<b>Listing # 2811516</b> <b>County: Deschutes</b>	<b>6 Abbot House Sunriver, OR 97707</b> <b>Cross St: Abbot Dr</b>	<b>Listing Price: \$107,500</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>	\$124.28
<b>Year Built</b>	1969		
<b>Tax ID</b>	201105BO-80106	<b>Lot Acres (approx)</b>	

**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**

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

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

**Features**

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

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

**Presented By: Thesa L Chambers**

**RE/MAX Sunset Realty**



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

<b>Active 07/29/09</b>	<b>Listing # 2907348</b>	<b>56856 Enterprise Dr #K-6 Sunriver, OR 97707</b>	<b>Listing Price: \$119,900</b>
	<b>County: Deschutes</b>	<b>Cross St: Enterprise</b>	



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium
<b>Area</b>	Sunriver	<b>Addition</b>	Powder Village Condo
<b>Section</b>	Other		
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	895 Assessor
<b>Baths</b>	2	<b>Price / SqFt</b>	\$133.97
<b>Year Built</b>	1999		
<b>Tax ID</b>	201105DO-94106	<b>Lot Acres (approx)</b>	

**Marketing Remarks** This is a Fannie Mae HomePath property. Purchase this property for as little as 3% down. This property is approved for HomePath Renovation Mortgage financing. Amerititle for escrow.

**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>	Yes	<b>HOA Amount</b>	\$210.00
<b>HOA Per</b>	month	<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		

**Features**

<b>Style</b>	Contemporary	<b>Levels</b>	1 Story
<b>Construction</b>	Frame	<b>Foundation</b>	Stemwall
<b>Rooms</b>	Great Room, Kitchen, Utility	<b>Interior</b>	Master Bdrm Mn Level, Range/Oven, Hot Tub/Spa, Pool
<b>Floors</b>	Carpet, Vinyl	<b>Exterior</b>	Patio/Deck, Landscaped, Pool, Hot Tub/Spa
<b>Garage</b>	None	<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>	Private Sewer
<b>Community</b>	Paved Street, Pool	<b>Terms</b>	Cash, Bank Owned
<b>Sign On Property</b>	Yes		

**Presented By: Thesa L Chambers**

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

<b>Active 10/09/09</b>	<b>Listing # 2909744</b> <b>County: Deschutes</b>	<b>57057 Abbot House Lane #10 Sunriver, OR 97707</b> <b>Cross St: Abbot Drive</b>	<b>Listing Price: \$137,500</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 Other
<b>Baths</b>	1	<b>Price / SqFt</b>	\$158.96
<b>Year Built</b>	1969		
<b>Tax ID</b>	201105BO80110-80	<b>Lot Acres (approx)</b>	

**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**

<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>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>Features</b>		<b>Levels</b>	1 Story
<b>Style</b>	See Remarks	<b>Foundation</b>	Slab
<b>Construction</b>	Frame	<b>Floors</b>	Carpet, Vinyl
<b>Rooms</b>	Living Room, Kitchen, Utility, Dining Area	<b>Garage</b>	None
<b>Exterior</b>	Patio/Deck	<b>View</b>	Terrain
<b>Roof</b>	Metal	<b>Existing Water</b>	Private/Community, Water Meter
<b>Heat/Cool</b>	Electric	<b>Community</b>	Paved Street, Pool, Tennis Courts, Park, Gas Available
<b>Sewer/Septic</b>	Private Sewer	<b>Sign On Property</b>	Yes
<b>Terms</b>	Cash, Bank Owned		

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<b>Active 08/14/09</b>	<b>Listing # 2908004</b>	<b>20 Abbot House Sunriver, OR 97707</b>	<b>Listing Price: \$146,900</b>
	<b>County: Deschutes</b>	<b>Cross St: Center</b>	



<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>	3	<b>Sq Ft (approx)</b>	1162 Assessor
<b>Baths</b>	1	<b>Price / SqFt</b>	\$126.42
<b>Year Built</b>	1969		
<b>Tax ID</b>	201105BO-80220	<b>Lot Acres (approx)</b>	

**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**

<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>	\$269.64
<b>HOA Per</b>	month, see comments	<b>Tax Year</b>	2008
<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		

**Features**

<b>Style</b>	Traditional	<b>Levels</b>	1 Story
<b>Construction</b>	Frame	<b>Foundation</b>	Stemwall, Slab
<b>Rooms</b>	Living Room, Kitchen, Utility, Dining Area	<b>Interior</b>	Range/Oven
<b>Floors</b>	Wood, Carpet, Vinyl	<b>Exterior</b>	Patio/Deck, Landscaped, Sprinkler System
<b>Garage</b>	None	<b>Roof</b>	Composition
<b>View</b>	Terrain	<b>Heat/Cool</b>	Electric, Wall
<b>Existing Water</b>	Private/Community	<b>Sewer/Septic</b>	City Sewer
<b>Community</b>	Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available, Sewer Assmt, Road Assmt	<b>Terms</b>	Cash, Bank Owned
<b>Sign On Property</b>	No		

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<b>Active 01/04/09</b>	<b>Listing # 2900083</b>	<b>6 Juniper Sunriver, OR 97707</b>	<b>Listing Price: \$235,000</b>
	<b>County: Deschutes</b>	<b>Cross St: Beaver</b>	



<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>	1040 Assessor
<b>Baths</b>	2	<b>Price / SqFt</b>	\$225.96
<b>Year Built</b>	1979	<b>Lot Sq Ft (approx)</b>	9148
<b>Tax ID</b>	191133BO-24400	<b>Lot Acres (approx)</b>	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**

<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>	\$57.93
<b>HOA Per</b>	MO	<b>Tax Year</b>	2009/10
<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>Style</b>	Ranch	<b>Levels</b>	1 Story
<b>Construction</b>	Frame	<b>Foundation</b>	Stemwall
<b>Rooms</b>	Great Room, Kitchen, Dining Area	<b>Interior</b>	Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Refrigerator, Dishwasher, Microwave, Washer/Dryer
<b>Fireplace</b>	Family Room, Gas, See Remarks	<b>Floors</b>	Carpet, Vinyl
<b>Exterior</b>	Hot Tub/Spa	<b>Garage</b>	Single, Detached
<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>	Private Sewer	<b>Community</b>	Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available, Adjoins Public Lands
<b>Terms</b>	Short Sale	<b>Sign On Property</b>	Yes

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

<b>Active 10/27/09</b>	<b>Listing # 2910221</b>	<b>16 Tennis Village Sunriver, OR 97707</b>	<b>Listing Price: \$249,900</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>	Tennis Village
<b>Section</b>	Other		
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1580 Assessor
<b>Baths</b>	2	<b>Price / SqFt</b>	\$158.16
<b>Year Built</b>	1977	<b>Lot Sq Ft (approx)</b>	873 ((Assessor's Data))
<b>Tax ID</b>	201105BO-50016	<b>Lot Acres (approx)</b>	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**

<b>Tax Acct#</b>	138384
<b>Elementary School</b>	Three Rivers
<b>Sr. High School</b>	Summit
<b>HOA Amount</b>	\$1296.72
<b>Tax Year</b>	2008
<b>CC&amp;R</b>	Yes
<b>Water District</b>	Sunriver
<b>Included 1</b>	Sold

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

**Features**

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

<b>Levels</b>	2 Story
<b>Foundation</b>	Stemwall
<b>Interior</b>	Walk in Closet, Range/Oven, Dishwasher, Microwave, Disposal
<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, Gas Available, See Remarks
<b>Sign On Property</b>	Yes

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<b>Active 11/25/09</b>	<b>Listing # 2910936</b>	<b>11 Hare Lane Sunriver, OR 97707</b>	<b>Listing Price: \$287,100</b>
	<b>County: Deschutes</b>	<b>Cross St: Pondeross</b>	



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	Sunriver	<b>Addition</b>	Forest Park
<b>Section</b>	Other		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1598 Assessor
<b>Baths</b>	1.50	<b>Price / SqFt</b>	\$179.66
<b>Year Built</b>	1976	<b>Lot Sq Ft (approx)</b>	6098
<b>Tax ID</b>	201105AO-12200	<b>Lot Acres (approx)</b>	0.140

**Marketing Remarks** A cozy cabin/home in the woods of Sunriver and all that it has to offer. Features a large open vaulted great room with fireplace, large upstairs room, 3 outdoor spaces which include a large main deck, a second level deck and covered back patio. Backs to bike/walking path. This is a BANK OWNED property with a fantastic price & ready to sell immediately! Please bring all offers on this outstanding opportunity priced thousands of dollars less than comparable homes!

## General Information

<b>Tax Acct#</b>	138231
<b>Elementary School</b>	Three Rivers
<b>Sr. High School</b>	Summit
<b>HOA Amount</b>	\$55.00
<b>Tax Year</b>	2009
<b>CC&amp;R</b>	Yes
<b>Water District</b>	Sunriver
<b>Leased Components</b>	none known

<b>New Construction</b>	No
<b>Jr. High School</b>	Three Rivers
<b>HOA</b>	Yes
<b>HOA Per</b>	month
<b>Farm Deferral</b>	No
<b>Irrigation</b>	No
<b>Electric Company</b>	Midstate

## Features

<b>Style</b>	Northwest
<b>Construction</b>	Frame
<b>Rooms</b>	Living Room, Loft, Kitchen, Utility, Dining Area
<b>Fireplace</b>	Living Room
<b>Exterior</b>	Patio/Deck, Landscaped
<b>Roof</b>	Composition
<b>Heat/Cool</b>	Natural Gas
<b>Sewer/Septic</b>	City Sewer
<b>Terms</b>	Cash, Bank Owned

<b>Levels</b>	2 Story
<b>Foundation</b>	Stemwall
<b>Interior</b>	Dishwasher, Microwave, Disposal
<b>Floors</b>	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
<b>Sign On Property</b>	Yes

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<b>Active 06/19/09</b>	<b>Listing # 2906131</b>	<b>10 Cherrywood Sunriver, OR 97707</b>	<b>Listing Price: \$975,000</b>
	<b>County: Deschutes</b>	<b>Cross St: Cottonwood</b>	



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	Sunriver	<b>Addition</b>	Fairway Crest Village
<b>Section</b>	NW		
<b>Beds</b>	6	<b>Sq Ft (approx)</b>	3186 Assessor
<b>Baths</b>	6.50	<b>Price / SqFt</b>	\$306.03
<b>Year Built</b>	2004	<b>Lot Sq Ft (approx)</b>	12505
<b>Tax ID</b>	191129DB-10	<b>Lot Acres (approx)</b>	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**

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

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

**Features**

<b>Style</b>	Northwest
<b>Construction</b>	Frame
<b>Rooms</b>	Great Room, Kitchen, Utility, Dining Area

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

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

**Presented By: Thesa L Chambers**

**RE/MAX Sunset Realty**



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 Secondary  
 Other

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 Sunriver, OR 97707  
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December 2009

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# Client Detail Report

Listings as of 12/05/09 at 10:23am

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

<b>Active 09/11/09</b>	<b>Listing # 2908931</b> <b>County: Deschutes</b>	<b>16-pt 15 Golden Eagle Sunriver, OR 97707</b> <b>Cross St: Cormorant</b>	<b>Listing Price: \$999,000</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	Sunriver	<b>Addition</b>	River Village
<b>Section</b>	Other		
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	4118 Assessor
<b>Baths</b>	4.50	<b>Price / SqFt</b>	\$242.59
<b>Year Built</b>	2007	<b>Lot Sq Ft (approx)</b>	19166 ((Assessor's Data
<b>Tax ID</b>	191130DD-05200	<b>Lot Acres (approx)</b>	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**

<b>Tax Acct#</b>	136293	<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>	\$57.93	<b>HOA Per</b>	MO
<b>Tax Year</b>	2009-10	<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>	Northwest	<b>Foundation</b>	Stemwall
<b>Construction</b>	Frame	<b>Interior</b>	Walk in Closet, Pantry, Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Refrigerator, Dishwasher, Microwave, Hot Tub/Spa, Disposal
<b>Rooms</b>	Great Room, Bonus Room, Kitchen, Utility, Dining Area, Dining Formal	<b>Floors</b>	Wood, Carpet, Slate/Stone
<b>Fireplace</b>	Living Room, Gas	<b>Garage</b>	Triple, Attached, Shop Area, See Remarks
<b>Exterior</b>	Patio/Deck, Landscaped	<b>View</b>	River, Water, Terrain
<b>Roof</b>	Composition	<b>Existing Water</b>	Private/Community
<b>Heat/Cool</b>	Heat Pump, Forced Air, Central AC	<b>Community</b>	Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available
<b>Sewer/Septic</b>	Private Sewer	<b>Sign On Property</b>	Yes
<b>Terms</b>	Cash, Bank Owned		

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