

# Client Detail Report

Listings as of 04/29/10 at 9:21am

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<b>Active 03/17/10</b>	<b>Listing # 201002567</b> <b>County: Deschutes</b>	<b>57057 Abbot House Lane #9 Sunriver, OR 97707</b> <b>Cross St: Abbot Drive</b>	<b>Listing Price: \$109,000</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>	SW		
<b>Beds</b>	1	<b>Sq Ft (approx)</b>	725 Assessor
<b>Baths</b>	1	<b>Price / SqFt</b>	\$150.34
<b>Year Built</b>	1969		
<b>Tax ID</b>	201105BO-80000	<b>Lot Acres (approx)</b>	

**Marketing Remarks** Bank Owned, fully furnished condo in beautiful sunriver 1 bd 1 bth close to Bend & La Pine! Seller to provide 3.5% to Buyer's closing cost and a 2 year home protect warranty, some restrictions apply. Promotional dates March 1st, 2010 - April 30th, 2010 with escrow closed on or before June 30th, 2010

## General Information

<b>Tax Acct#</b>	143954
<b>Elementary School</b>	Three Rivers
<b>Sr. High School</b>	Bend
<b>HOA Amount</b>	\$721.05
<b>Tax Year</b>	2009
<b>CC&amp;R</b>	Yes
<b>Water District</b>	Sunriver

<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>	Contemporary
<b>Construction</b>	Frame
<b>Rooms</b>	Living Room, Kitchen, Utility, Dining Area

<b>Levels</b>	1 Story
<b>Foundation</b>	Stemwall
<b>Interior</b>	Range/Oven, Refrigerator, Dishwasher, Microwave, Trash Compactor, Disposal, Washer/Dryer
<b>Floors</b>	Wood, Carpet, Vinyl
<b>Garage</b>	Single, Carport
<b>View</b>	Mountain Other
<b>Existing Water</b>	City
<b>Community</b>	Paved Street, Gas Available
<b>Sign On Property</b>	Yes

<b>Fireplace</b>	Living Room
<b>Exterior</b>	Patio/Deck, Landscaped
<b>Roof</b>	Composition
<b>Heat/Cool</b>	Natural Gas, Forced Air
<b>Sewer/Septic</b>	City Sewer
<b>Terms</b>	Cash, Bank Owned

**Presented By: Thesa L Chambers**



Primary 541-771-7064  
Secondary  
Other

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April 2010

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<b>Active 08/14/09</b>	<b>Listing # 2908004</b> <b>County: Deschutes</b>	<b>20 Abbot House Sunriver, OR 97707</b> <b>Cross St: Center</b>	<b>Listing Price: \$119,900</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>	3	<b>Sq Ft (approx)</b>	1162 Assessor
<b>Baths</b>	1	<b>Price / SqFt</b>	\$103.18
<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. Upgrades in progress.

## General Information

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

<b>Elementary School</b>	Three Rivers
<b>Sr. High School</b>	Bend
<b>HOA Amount</b>	\$269.64
<b>Tax Year</b>	2008
<b>CC&amp;R</b>	Yes
<b>Water District</b>	Sunriver

## Features

<b>Style</b>	Traditional
<b>Construction</b>	Frame
<b>Rooms</b>	Living Room, Kitchen, Utility, Dining Area
<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, Sewer Assmt, Road Assmt
<b>Sign On Property</b>	No

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

**Presented By: Thesa L Chambers**



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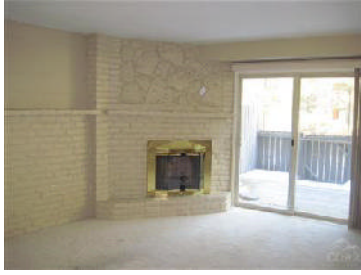


# Client Detail Report

Listings as of 04/29/10 at 9:21am

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<b>Active 02/17/10</b>	<b>Listing # 201001533</b> <b>County: Deschutes</b>	<b>6 Abbot House Lane Sunriver, OR 97707</b> <b>Cross St: Beaver</b>	<b>Listing Price: \$122,000</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>	\$141.04
<b>Year Built</b>	1969		
<b>Tax ID</b>	201105B0-80106	<b>Lot Acres (approx)</b>	

**Marketing Remarks** Sunriver Condo, close to the mall. Laminate flooring, neat and tidy, deck and 2 bedroom Cutie.

## General Information

<b>New Construction</b>	No
<b>Jr. High School</b>	Three Rivers
<b>HOA</b>	Yes
<b>HOA Per</b>	quarter, SROA \$87.93/month
<b>Farm Deferral</b>	No
<b>Irrigation</b>	No
<b>Electric Company</b>	Midstate

<b>Elementary School</b>	Three Rivers
<b>Sr. High School</b>	Summit
<b>HOA Amount</b>	\$769.42
<b>Tax Year</b>	2009
<b>CC&amp;R</b>	Yes
<b>Water District</b>	Sunriver

## Features

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

<b>Levels</b>	1 Story
<b>Foundation</b>	Stemwall
<b>Interior</b>	Pantry, Master Bdrm Mn Level, Range/Oven, Dishwasher
<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, Gas Available

**Presented By: Thesa L Chambers**



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<b>Active 04/26/10</b>	<b>Listing # 201003978</b> <b>County: Deschutes</b>	<b>57057 Abbot House Lane #10 Sunriver, OR 97707</b> <b>Cross St: Center St</b>	<b>Listing Price: \$123,000</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>	\$142.20
<b>Year Built</b>	1969		
<b>Tax ID</b>	R1-095201105BO-8	<b>Lot Acres (approx)</b>	

**Marketing Remarks** Conveniently located affordable condo in Sunriver. Walk to all the shops and restaurants from this recently updated Abbot House condo. Could be a great investment as vacation rental, comfortable home or vacation retreat. Priced to sell bank owned.

### General Information

<b>Tax Acct#</b>	138434
<b>Elementary School</b>	Three Rivers
<b>Sr. High School</b>	Bend
<b>HOA Amount</b>	\$769.42
<b>Tax Year</b>	2009
<b>CC&amp;R</b>	Yes
<b>Water District</b>	Sunriver

<b>New Construction</b>	No
<b>Jr. High School</b>	High Desert
<b>HOA</b>	Yes
<b>HOA Per</b>	quarter + Sunriver Resort HOA \$87.93 mo
<b>Farm Deferral</b>	No
<b>Irrigation</b>	No
<b>Electric Company</b>	Midstate

### Features

<b>Style</b>	Traditional
<b>Construction</b>	Frame
<b>Rooms</b>	Living Room, Kitchen, Utility, Dining Area
<b>Fireplace</b>	Living Room
<b>Garage</b>	None
<b>View</b>	Terrain
<b>Existing Water</b>	Private/Community
<b>Community</b>	Paved Street
<b>Sign On Property</b>	Yes

<b>Levels</b>	1 Story
<b>Foundation</b>	Slab
<b>Interior</b>	Master Bdrm Mn Level, Range/Oven, Dishwasher
<b>Floors</b>	Carpet, Vinyl, Laminate
<b>Roof</b>	Composition
<b>Heat/Cool</b>	Electric, Wall
<b>Sewer/Septic</b>	Private Sewer
<b>Terms</b>	Cash, Bank Owned

**Presented By: Thesa L Chambers**



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<b>Active 04/26/10</b>	<b>Listing # 201004038</b> <b>County: Deschutes</b>	<b>5 Abbot House Sunriver, OR 97707</b> <b>Cross St: Abbot Road</b>	<b>Listing Price: \$134,000</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>	\$154.91
<b>Year Built</b>	1969		
<b>Tax ID</b>	201105BO-80105	<b>Lot Acres (approx)</b>	

**Marketing Remarks** A condo under \$135,000 in Sunriver! Come check out this unit, close to the South swimming pool, tennis courts, lodge, across the street is the Sunriver Mall, fine dining, shops, ice skating when in season, miniature golf. Two quality golf courses, miles and miles of paved paths through Sunriver. This location has a lot to offer. 2 bedrooms, 1 bath, 865 sq. ft. of living space. Come check out Sunriver and all it has to offer.

**General Information**

<b>Tax Acct#</b>	138420	<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>	Quarter Includes SR-HOA
<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>	Per Inventory List	<b>Excluded 1</b>	Personal Property
<b>Features</b>		<b>Levels</b>	1 Story, See Remarks
<b>Style</b>	Contemporary	<b>Foundation</b>	Stemwall
<b>Construction</b>	Frame	<b>Interior</b>	Range/Oven, Refrigerator, Dishwasher, Trash Compactor, Washer/Dryer, See Remarks
<b>Rooms</b>	Living Room, Kitchen, Utility, Dining Area	<b>Floors</b>	Carpet, Vinyl
<b>Fireplace</b>	Living Room	<b>Garage</b>	None
<b>Exterior</b>	Patio/Deck, Landscaped	<b>View</b>	Terrain
<b>Roof</b>	Composition	<b>Existing Water</b>	Private/Community
<b>Heat/Cool</b>	Electric, Wall	<b>Community</b>	Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available, Road Assmt, Horse Property, Adjoins Public Lands, See Remarks
<b>Sewer/Septic</b>	City Sewer	<b>Sign On Property</b>	Yes
<b>Terms</b>	Cash, Short Sale		

<b>Presented By: Thesa L Chambers</b>		<b>RE/MAX Sunset Realty</b>
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<b>Active 04/16/09</b>	<b>Listing # 2903793</b>	<b>4 Tamarack Sunriver, OR 97707</b>	<b>Listing Price: \$215,000</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>	1052 Other
<b>Baths</b>	2	<b>Price / SqFt</b>	\$204.37
<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** Single level upgraded home. Vaulted and beamed wood ceiling, river rock fireplace, wood floors & private hot tub. Enjoy warm summer evenings on the large back deck. Close to the Village Mall, Bike Paths, FT, Rock Park and the Sledding Hill. Furnished per inventory. Short sale. Subject to third party approval.

**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>	\$87.93
<b>HOA Per</b>	Month	<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		

**Features**

<b>Style</b>	Contemporary	<b>Levels</b>	1 Story
<b>Construction</b>	Frame	<b>Foundation</b>	See Remarks
<b>Rooms</b>	Living Room, Kitchen, Dining Area	<b>Interior</b>	Master Bdrm Mn Level, Range/Oven, Dishwasher, Hot Tub/Spa
<b>Fireplace</b>	Living Room	<b>Floors</b>	Carpet, Vinyl
<b>Exterior</b>	Patio/Deck	<b>Garage</b>	None
<b>Roof</b>	Composition	<b>View</b>	Terrain
<b>Heat/Cool</b>	Electric	<b>Existing Water</b>	Private/Community
<b>Sewer/Septic</b>	Private Sewer	<b>Community</b>	Paved Street, Clubhouse/Rec Room, Pool, Tennis Courts, Golf, Park
<b>Terms</b>	Cash, Short Sale, See Remarks	<b>Sign On Property</b>	Yes

**Presented By: Thesa L Chambers**



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<b>Active 02/12/10</b>	<b>Listing # 201001394</b> <b>County: Deschutes</b>	<b>6 Juniper Lane Sunriver, OR 97707</b> <b>Cross St: CLA/Mtn. Village East</b>	<b>Listing Price: \$223,000</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>	1040 Assessor
<b>Baths</b>	2	<b>Price / SqFt</b>	\$214.42
<b>Year Built</b>	1979	<b>Lot Sq Ft (approx)</b>	9148
<b>Tax ID</b>	191133B0-24400	<b>Lot Acres (approx)</b>	0.210

**Marketing Remarks** Charming and comfortable single level home on .21 acre lot with lots of tall trees on a cul-de-sac. Open floor plan, 2 bedrooms, 2 bath, vaulted ceiling, living room with 3 year old Gas Stove, dining area with slider to back deck, spacious kitchen with blue and buggy cabinets, lots of counter top space and tile floors. Master bedroom has sliding door to second deck. Detached 1 car garage. New roof in 2007. Seller will contribute 3.5% towards owner occupied buyer's closing cost if closed by 5-1-2010.

## General Information

<b>Tax Acct#</b>	108369
<b>Elementary School</b>	Three Rivers
<b>Sr. High School</b>	Bend
<b>HOA Amount</b>	\$88.00
<b>Tax Year</b>	2009/2010
<b>CC&amp;R</b>	Yes
<b>Water District</b>	Sunriver

<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>	Ranch
<b>Construction</b>	Frame
<b>Rooms</b>	Great Room, Kitchen, Utility
<b>Fireplace</b>	Living Room, Gas
<b>Garage</b>	Single, Detached
<b>View</b>	Terrain
<b>Existing Water</b>	Private/Community
<b>Community</b>	Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available, Adjoins Public Lands
<b>Sign On Property</b>	Yes

<b>Levels</b>	1 Story
<b>Foundation</b>	Stemwall
<b>Interior</b>	Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Refrigerator, Dishwasher
<b>Floors</b>	Carpet, Vinyl, Tile
<b>Roof</b>	Composition
<b>Heat/Cool</b>	Electric, Forced Air
<b>Sewer/Septic</b>	Private Sewer
<b>Terms</b>	Cash, Bank Owned

**Presented By: Thesa L Chambers**



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<b>Active 12/17/09</b>	<b>Listing # 201000399</b> <b>County: Deschutes</b>	<b>19 Fairway Village Sunriver, OR 97707</b> <b>Cross St: West Core Rd</b>	<b>Listing Price: \$299,000</b>
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<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>	2.50	<b>Price / SqFt</b>	\$208.22
<b>Year Built</b>	1988		
<b>Tax ID</b>	191129BA-90019	<b>Lot Acres (approx)</b>	

**Marketing Remarks** A special setting among the pines and manicured lawns. Nice private location. 3 bdrm, 2.5 bath condo has stone fireplace and vaulted cedar ceiling in great room. This condo complex has a pool and you are very close to Woodlands golf and other north end amenities. Furnished per inventory. Short sale.

### General Information

<b>Tax Acct#</b>	174378
<b>Elementary School</b>	Three Rivers
<b>Sr. High School</b>	Bend
<b>HOA Amount</b>	\$437.93
<b>Tax Year</b>	2009-10
<b>CC&amp;R</b>	Yes
<b>Water District</b>	Sunriver
<b>Included 1</b>	Furnished per inventory

<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

### Features

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

<b>Levels</b>	Split-Level
<b>Foundation</b>	Stemwall
<b>Interior</b>	Ceiling Fan, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal, Washer/Dryer

<b>Fireplace</b>	Living Room
<b>Exterior</b>	Patio/Deck, Sprinkler System
<b>Roof</b>	Composition
<b>Heat/Cool</b>	Natural Gas, Forced Air
<b>Sewer/Septic</b>	Private Sewer

<b>Floors</b>	Carpet
<b>Garage</b>	Single, Attached
<b>View</b>	Terrain
<b>Existing Water</b>	Private/Community
<b>Community</b>	Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available, Adjoins Public Lands

<b>Terms</b>	Cash, Short Sale
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<b>Sign On Property</b>	Yes
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**Presented By: Thesa L Chambers**

**RE/MAX Sunset Realty**



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Secondary  
Other

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# Client Detail Report

Listings as of 04/29/10 at 9:21am

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<b>Active 02/22/10</b>	<b>Listing # 201001754</b> <b>County: Deschutes</b>	<b>7 Juniper Lane Sunriver, OR 97707</b> <b>Cross St: Beaver Drive</b>	<b>Listing Price: \$299,000</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>	3	<b>Sq Ft (approx)</b>	1292 Assessor
<b>Baths</b>	1.75	<b>Price / SqFt</b>	\$231.42
<b>Year Built</b>	1989	<b>Lot Sq Ft (approx)</b>	6970 ((Assessor's Data)
<b>Tax ID</b>	191133B0-24500	<b>Lot Acres (approx)</b>	0.160

**Marketing Remarks** Cute, completely remodeled cabin in the woods of Sunriver. 3 bedrooms with 1.75 baths conveniently located right between the Village Mall and Mavericks. Great room design with lots of custom finishes. Tuscan/vineyard motif. New roof and exterior/interior paint. Cozy fireplace and hot tub. Two car attached garage. Completely furnished and ready to be your second home, primary residence or vacation rental. Currently rented via VRBO. What you see is what you get! Don't pass this one by.

### General Information

<b>Tax Acct#</b>	108368
<b>Elementary School</b>	Three Rivers
<b>Sr. High School</b>	Bend
<b>HOA Amount</b>	\$1023.00
<b>Tax Year</b>	09-10
<b>CC&amp;R</b>	Yes
<b>Water District</b>	Sunriver

<b>New Construction</b>	No
<b>Jr. High School</b>	Three Rivers
<b>HOA</b>	Yes
<b>HOA Per</b>	Year
<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, Kitchen, Dining Area

<b>Levels</b>	2 Story
<b>Foundation</b>	Stemwall
<b>Interior</b>	Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Refrigerator, Dishwasher, Microwave, Hot Tub/Spa, Washer/Dryer
<b>Floors</b>	Carpet, Vinyl
<b>Garage</b>	Double, Attached
<b>Heat/Cool</b>	Electric
<b>Sewer/Septic</b>	City Sewer
<b>Terms</b>	Short Sale

<b>Fireplace</b>	Living Room, Gas
<b>Exterior</b>	Patio/Deck, Hot Tub/Spa
<b>Roof</b>	Composition
<b>Existing Water</b>	City
<b>Community</b>	Paved Street, Pool, Tennis Courts, Golf, Park
<b>Sign On Property</b>	Yes

**Presented By: Thesa L Chambers**



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# Client Detail Report

Listings as of 04/29/10 at 9:21am

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<b>Active 12/18/09</b>	<b>Listing # 2911504</b> <b>County: Deschutes</b>	<b>15 Wallowa Lane Sunriver, OR 97707</b> <b>Cross St: North Imnaha Road</b>	<b>Listing Price: \$432,000</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	Sunriver	<b>Addition</b>	Deer Park
<b>Section</b>	Other		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1964 Assessor
<b>Baths</b>	2.50	<b>Price / SqFt</b>	\$219.96
<b>Year Built</b>	1990	<b>Lot Sq Ft (approx)</b>	11935
<b>Tax ID</b>	191128DB-02300	<b>Lot Acres (approx)</b>	0.274

**Marketing Remarks** This is a well cared for home with pride of ownership. Built by Norman & Norman Design. Reverse living with Mt Bachelor view. Fresh paint inside and out, cedar siding, new carpet, floor to ceiling rock gas-log fireplace with mantel & hearth, vaulted cedar ceilings, tile entry, forced air gas heat with A/C, family room downstairs, 3 car garage, hot tub on lower deck, master suite on main w/walk-in closet, large storage room, security system, lots of natural light. Short sale subject to 3rd party approval.

## General Information

<b>Tax Acct#</b>	170437	<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>	\$87.00	<b>HOA Per</b>	Month
<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>	Per Inventory	<b>Excluded 1</b>	Personal Property

## Features

<b>Style</b>	Traditional	<b>Levels</b>	2 Story
<b>Construction</b>	Frame	<b>Foundation</b>	Stemwall
<b>Rooms</b>	Family Room, Great Room, Kitchen, Utility, Dining Area	<b>Interior</b>	Pantry, Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal, Washer/Dryer, See Remarks
<b>Fireplace</b>	Family Room, Gas, Insert, See Remarks	<b>Floors</b>	Carpet, Vinyl, Tile, Slate/Stone
<b>Exterior</b>	Patio/Deck, Landscaped, Hot Tub/Spa, Sprinkler System, See Remarks	<b>Garage</b>	Triple, Attached
<b>Roof</b>	Composition	<b>View</b>	Cascade Mountain, Mountain Other
<b>Heat/Cool</b>	Heat Pump, Electric, Natural Gas, Forced Air, Central AC	<b>Existing Water</b>	Private/Community
<b>Sewer/Septic</b>	City Sewer	<b>Community</b>	Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available, Road Assmt, Adjoins Public Lands
<b>Terms</b>	Cash, Short Sale, See Remarks	<b>Sign On Property</b>	Yes

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<b>Active 04/01/10</b>	<b>Listing # 201003111</b> <b>County: Deschutes</b>	<b>4 Red Alder Lane Sunriver, OR 97707</b> <b>Cross St: Beaver Dr</b>	<b>Listing Price: \$524,900</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	Sunriver	<b>Addition</b>	Fairway Crest Village
<b>Section</b>	Other		
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	2443 Assessor
<b>Baths</b>	4.50	<b>Price / SqFt</b>	\$214.86
<b>Year Built</b>	1999	<b>Lot Sq Ft (approx)</b>	11326
<b>Tax ID</b>	191128CC-05000	<b>Lot Acres (approx)</b>	0.260

**Marketing Remarks** 5 bedroom, 4.5 bath home in Sunriver. Home has been well taken care of. Stainless steel appliances, granite counters & slate floors.

**General Information**

<b>Tax Acct#</b>	159985	<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>	\$57.93	<b>HOA Per</b>	monthly
<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>Style</b>	Contemporary	<b>Levels</b>	2 Story
<b>Construction</b>	Frame	<b>Foundation</b>	Stemwall
<b>Rooms</b>	Living Room, Kitchen, Utility, Den/Office	<b>Interior</b>	Walk in Closet, Pantry, Master Bdrm Mn Level, Range/Oven, Dishwasher, Washer/Dryer
<b>Fireplace</b>	Living Room, Gas	<b>Floors</b>	Carpet, Vinyl, Tile, Slate/Stone
<b>Exterior</b>	Patio/Deck, Hot Tub/Spa	<b>Garage</b>	Triple, Attached
<b>Roof</b>	Composition	<b>View</b>	Terrain
<b>Heat/Cool</b>	Natural Gas, Forced Air, Central AC	<b>Existing Water</b>	Private/Community
<b>Sewer/Septic</b>	Private Sewer	<b>Community</b>	Paved Street, Pool, Tennis Courts, Golf, Park
<b>Terms</b>	Cash, Bank Owned	<b>Sign On Property</b>	No

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