

# Client Detail Report

Listings as of 08/20/10 at 3:57pm

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Property Type: Residential Include Property Subtypes: Condominium, Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

<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: \$135,000</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>	\$156.07
<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.

### 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>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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**Prudential NW Properties Sunriver**

The Village at Sunriver Bldg 9  
P.O. Box 4306  
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541-593-1234



# Client Detail Report

Listings as of 08/20/10 at 3:57pm

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Property Type: Residential Include Property Subtypes: Condominium, Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

<b>Active 07/28/10</b>	<b>Listing # 201007093</b>	<b>19 Fairway Village Sunriver, OR 97707</b>	<b>Listing Price: \$235,500</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>	\$164.00
<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>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		

**Features**

<b>Style</b>	Contemporary	<b>Levels</b>	2 Story
<b>Construction</b>	Frame	<b>Foundation</b>	Stemwall
<b>Rooms</b>	Living Room, Kitchen, Dining Area	<b>Interior</b>	Range/Oven, Dishwasher
<b>Fireplace</b>	Living Room	<b>Floors</b>	Carpet, Vinyl
<b>Exterior</b>	Patio/Deck	<b>Garage</b>	Single, Attached
<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
<b>Terms</b>	Cash, Bank Owned	<b>Sign On Property</b>	No

**Presented By: Thesa L Chambers**

**Prudential NW Properties Sunriver**



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Property Type: Residential Include Property Subtypes: Condominium, Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

<b>Active 08/16/10</b>	<b>Listing # 201007840</b>	<b>4 Tamarack Sunriver, OR 97707</b>	<b>Listing Price: \$250,000</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 Assessor
<b>Baths</b>	2	<b>Price / SqFt</b>	\$237.64
<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.

### General Information

<b>Tax Acct#</b>	111654	<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>	\$89.93	<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
<b>Included 1</b>	As Is	<b>Excluded 1</b>	As Is
<b>Leased Components</b>	None		

### 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, Landscaped	<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>	Bank Owned	<b>Sign On Property</b>	Yes

**Presented By: Thesa L Chambers**



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Property Type: Residential Include Property Subtypes: Condominium, Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

<b>Active 12/18/09</b>	<b>Listing # 2911504</b>	<b>15 Wallowa Lane Sunriver, OR 97707</b>	<b>Listing Price: \$389,900</b>
	<b>County: Deschutes</b>	<b>Cross St: North Imnaha Road</b>	




<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>	\$198.52
<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.

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

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Property Type: Residential Include Property Subtypes: Condominium, Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

<b>Active 05/06/10</b>	<b>Listing # 201004352</b>	<b>1 Timber Lane Sunriver, OR 97707</b>	<b>Listing Price: \$399,900</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>	SW		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1579 Assessor
<b>Baths</b>	2	<b>Price / SqFt</b>	\$253.26
<b>Year Built</b>	1986	<b>Lot Sq Ft (approx)</b>	7405
<b>Tax ID</b>	191233BO-21400	<b>Lot Acres (approx)</b>	0.170

**Marketing Remarks** Beautifully remodeled Sunriver home on a large corner lot. Some of the upgrades include hand scribed bamboo floors, walnut cabinets and tiled counters. There is a new gas fireplace in the family area. The new landscaping includes zone sprinklers and invisible fencing. The front patio has been redesigned and added trees have enhanced the yard. This home is warm and inviting with 3 bedrooms plus a loft area. Move in ready and close to the Sunriver village, bike paths and all the amenities.

**General Information**

<b>Tax Acct#</b>	108339
<b>Elementary School</b>	Three Rivers
<b>Sr. High School</b>	Summit
<b>HOA Amount</b>	\$87.00
<b>Tax Year</b>	2009
<b>CC&amp;R</b>	Yes
<b>Water District</b>	Community
<b>Included 1</b>	Appliances

<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
<b>Excluded 1</b>	Sold Unfurnished

**Features**

<b>Style</b>	Contemporary
<b>Construction</b>	Frame
<b>Rooms</b>	Great Room, Loft, Kitchen, Dining Area
<b>Fireplace</b>	Living Room, Gas, See Remarks
<b>Exterior</b>	Patio/Deck, Hot Tub/Spa, Sprinkler System
<b>Roof</b>	Composition
<b>Heat/Cool</b>	Electric, Wall
<b>Sewer/Septic</b>	Private Sewer
<b>Terms</b>	Short Sale, See Remarks

<b>Levels</b>	2 Story
<b>Foundation</b>	Stemwall
<b>Interior</b>	Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Dishwasher, Microwave, Disposal
<b>Floors</b>	Wood, Carpet, Tile
<b>Garage</b>	Double, Attached
<b>View</b>	Terrain
<b>Existing Water</b>	Private/Community
<b>Community</b>	Paved Street, Pool, Tennis Courts, Golf, Park, Corner Lot
<b>Sign On Property</b>	Yes

**Presented By: Thesa L Chambers**



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Property Type: Residential Include Property Subtypes: Condominium, Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

<b>Active 06/17/10</b>	<b>Listing # 201005784</b>	<b>17723 Topflite Lane Sunriver, OR 97707</b>	<b>Listing Price: \$399,900</b>
	<b>County: Deschutes</b>	<b>Cross St: West Cascade</b>	



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	Sunriver	<b>Addition</b>	Fairway Point Village
<b>Section</b>	NE		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1618 Assessor
<b>Baths</b>	3	<b>Price / SqFt</b>	\$247.16
<b>Year Built</b>	1996	<b>Lot Sq Ft (approx)</b>	10890
<b>Tax ID</b>	191129BD-03200	<b>Lot Acres (approx)</b>	0.250

**Marketing Remarks** This beautiful home in Sunriver includes tile countertops in the kitchen, hardwood floors and two master suites. The woodburning fireplace in the living room will keep you cozy in the winter. There's a private deck and hot tub off one of the masters, and another large deck to the front of the home. Low maintenance landscaping makes this home a dream. Come enjoy all Sunriver has to offer, including golf, tennis, swimming, and miles of bike and walking paths.

**General Information**

<b>Tax Acct#</b>	166760
<b>Elementary School</b>	Three Rivers
<b>Sr. High School</b>	Bend
<b>HOA Amount</b>	\$87.93
<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>	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, Kitchen, Utility, Dining Area
<b>Fireplace</b>	Living Room
<b>Exterior</b>	Patio/Deck, Landscaped, Fenced, Hot Tub/Spa
<b>Roof</b>	Composition
<b>Heat/Cool</b>	Natural Gas, Forced Air
<b>Sewer/Septic</b>	Private Sewer
<b>Terms</b>	Cash, Bank Owned, See Remarks

<b>Levels</b>	1 Story
<b>Foundation</b>	Stemwall
<b>Interior</b>	Walk in Closet, Master Bdrm Mn Level, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal
<b>Floors</b>	Wood, Carpet, Vinyl
<b>Garage</b>	Double, Attached
<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>	No

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Property Type: Residential Include Property Subtypes: Condominium, Residential Area: Sunriver Status: Active Terms: Bank Owned OR Short Sale

<b>Active 07/15/10</b>	<b>Listing # 201006751</b>	<b>17841 Pro Staff Sunriver, OR 97707-0</b>	<b>Listing Price: \$399,900</b>
	<b>County: Deschutes</b>	<b>Cross St: East Cascade</b>	



<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>	\$193.38
<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.

**General Information**

<b>Tax Acct#</b>	166698	<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>	\$88.00	<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

**Features**

<b>Style</b>	See Remarks	<b>Levels</b>	2 Story
<b>Construction</b>	Frame	<b>Foundation</b>	Stemwall
<b>Rooms</b>	Great Room, Kitchen, Dining Area, Sunroom	<b>Floors</b>	Wood, Carpet, Tile
<b>Exterior</b>	Patio/Deck	<b>Garage</b>	Double, Attached
<b>Roof</b>	Metal	<b>View</b>	Golf Course
<b>Heat/Cool</b>	Natural Gas	<b>Existing Water</b>	Private/Community
<b>Sewer/Septic</b>	Private Sewer	<b>Terms</b>	Cash, Bank Owned
<b>Sign On Property</b>	No		

**Presented By: Thesa L Chambers**

**Prudential NW Properties Sunriver**



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<b>Active 06/09/09</b>	<b>Listing # 2905511</b> <b>County: Deschutes</b>	<b>2 Rocky Mtn Sunriver, OR 97707</b> <b>Cross St: North Imnaha</b>	<b>Listing Price: \$479,000</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>	4	<b>Sq Ft (approx)</b>	2257 Assessor
<b>Baths</b>	3.50	<b>Price / SqFt</b>	\$212.23
<b>Year Built</b>	1989	<b>Lot Sq Ft (approx)</b>	9148 ((Measured))
<b>Tax ID</b>	191128CD-05300	<b>Lot Acres (approx)</b>	0.210

**Marketing Remarks** Located in Sunriver's quiet north end, just around the corner from the North end grocery store and Maverick's-Sunriver's new athletic center and indoor pool! 4 bedrooms, 3.5 baths plus a bonus room over the garage for extra sleeping or living area. Open living room, kitchen with sitting bar plus game room just off the large, private deck with hot tub. Exceptional rental income and strong, transferable placement on vrbo.

## General Information

<b>Tax Acct#</b>	168838
<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

<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>Excluded 1</b>	Owner's personal items

## Features

<b>Style</b>	Contemporary
<b>Construction</b>	Frame
<b>Rooms</b>	Living Room, Loft, Bonus Room, Kitchen, Utility, Dining Area, Breakfast Nook, Sunroom

<b>Levels</b>	2 Story
<b>Foundation</b>	Stemwall
<b>Interior</b>	Walk in Closet, Pantry, Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Dishwasher, Microwave, Disposal, Washer/Dryer

<b>Fireplace</b>	Living Room
<b>Exterior</b>	Patio/Deck, Hot Tub/Spa, Sprinkler System
<b>Roof</b>	Shake
<b>Heat/Cool</b>	Natural Gas, Forced Air
<b>Sewer/Septic</b>	Private Sewer
<b>Terms</b>	Cash, Short Sale

<b>Floors</b>	Wood, Carpet, Vinyl, Tile
<b>Garage</b>	Double, Attached
<b>View</b>	Terrain
<b>Existing Water</b>	Private/Community
<b>Community</b>	Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available
<b>Sign On Property</b>	Yes

**Presented By: Thesa L Chambers**



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Secondary  
Other

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