

# Client Summary Report

Listings as of 07/11/10 at 4:46pm

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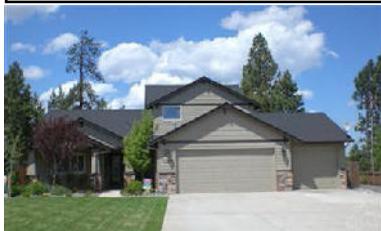
<b>Status:</b> Active 08/06/09	<b>Listing #</b> 2907621 <b>County:</b> Deschutes	<b>2306 NW Summerhill Dr Bend, OR 97701</b> <b>Cross St:</b> Reserve Camp Ct	<b>Listing Price:</b> \$300,000
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Shevlin Reserve
<b>Section</b>	NW		
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2525 Assessor
<b>Baths</b>	2.50	<b>Price / Sq Ft</b>	\$118.81
<b>Year Built</b>	2006	<b>Lot Sq Ft (approx)</b>	6098 ((Measured))
<b>Tax ID</b>	171125-13500	<b>Lot Acres (approx)</b>	0.140

**Marketing Remarks** Beautiful kitchen wGranite Counters off the family room. Designer colors throughout the house 4bd 2.5 bath. 2525 sq. ft.

<b>Status:</b> Active 01/07/10	<b>Listing #</b> 201000113 <b>County:</b> Deschutes	<b>61379 Rock Bluff Lane Bend, OR 97702</b> <b>Cross St:</b> Powers	<b>Listing Price:</b> \$319,000
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Elkhorn Estates
<b>Section</b>	SW		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2176 Assessor
<b>Baths</b>	3	<b>Price / Sq Ft</b>	\$146.60
<b>Year Built</b>	1998	<b>Lot Sq Ft (approx)</b>	19166
<b>Tax ID</b>	181207DA-02100	<b>Lot Acres (approx)</b>	0.440

**Marketing Remarks** Completely remodeled lovely home on one of the largest lots in Elkhorn Estates. Master suite on the main with French doors to patio and hot tub. Private gate to river trail and Old Mill. Backs to beautiful rock bluff and common area of trails. Backyard is gigantic, fully landscaped, private. Upstairs bonus, wood floors, new stone fireplace and south facing windows for winter light. Gourmet kitchen with solid counters, stainless appliances and large eating bar. Triple car garage!

**Presented By:** Kyle J Hoak

**Prudential NW Properties Sunriver**



Primary 702-287-6678  
Secondary 541-593-1234 x7037  
Other

**The Village at Sunriver Bldg 9**  
**P.O. Box 4306**  
**Sunriver, OR 97707**  
**541-593-1234**

E-mail: [khoak@prunw.com](mailto:khoak@prunw.com)

Web Page: <http://www.centraloregonrealestate-kylehoak.com>

July 2010

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Property Type: Residential Include Property Subtypes: Condominium, Residential, Townhome Area: Bend/Tumalo/Alfalfa Status: Active Price: 300,000 to 600,000 Terms: Bank Owned OR Short Sale

<b>Status:</b> Active 07/18/09	<b>Listing #</b> 2906933 <b>County:</b> Deschutes	<b>60979 SW Woods Valley Pl Bend, OR 97702</b> <b>Cross St:</b> Garrison Drive	<b>Listing Price:</b> \$320,900
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Property Addition</b>	RiverRim
<b>Section</b>	SW		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2780 Assessor
<b>Baths</b>	2.50	<b>Price / Sq Ft</b>	\$115.43
<b>Year Built</b>	2008	<b>Lot Sq Ft (approx)</b>	6802
<b>Tax ID</b>	181113DD-0	<b>Lot Acres (approx)</b>	0.156

**Marketing Remarks** Tremendous value in this never lived in Earth Advantage Tamarack home in desirable RiverRim! Walking paths, Deschutes access, family park, preserved wildlife meadow and adjacent new shopping plaza! This gracious home features a spacious master suite with double walk-in closets and pamper-yourself bath, feature-filled kitchen with walk-in pantry, bedrooms 2 and 3 with adjoining Jack and Jill bath. Loaded with light, and architectural detail. Short sale with less than one week response from lender.

<b>Status:</b> Active 06/18/10	<b>Listing #</b> 201005934 <b>County:</b> Deschutes	<b>61354 Huckleberry Pl Bend, OR 97702</b> <b>Cross St:</b> Gorge Vw St	<b>Listing Price:</b> \$324,900
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Property Addition</b>	River Canyon Estates
<b>Section</b>	SE		
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2999 Assessor
<b>Baths</b>	3	<b>Price / Sq Ft</b>	\$108.34
<b>Year Built</b>	2006	<b>Lot Sq Ft (approx)</b>	6752 ((Assessor's Data)
<b>Tax ID</b>	R1-001181207CD12700-1270	<b>Lot Acres (approx)</b>	0.155

**Marketing Remarks** This clean, richly adorned, move in ready home is located in beautiful River Canyon Estates. One of Bend's premier communities boasting a stunning club house, pool, work-out facilities, tennis crts, trails to the majestic Deschutes River and more! Located on a nice treed lot. Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage and HomePath Renovation Mortgage Financing. Please contact listing agent for more information.

**Presented By: Kyle J Hoak**

**Prudential NW Properties Sunriver**



Primary            702-287-6678  
 Secondary       541-593-1234 x7037  
 Other

***The Village at Sunriver Bldg 9***  
***P.O. Box 4306***  
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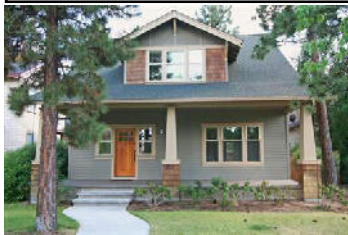
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Property Type: Residential Include Property Subtypes: Condominium, Residential, Townhome Area: Bend/Tumalo/Alfalfa Status: Active Price: 300,000 to 600,000 Terms: Bank Owned OR Short Sale

<b>Status:</b> Active 05/06/10	<b>Listing #</b> 201004221	<b>2535 NW Ordway Ave Bend, OR 97701</b> <b>County: Deschutes</b> <b>Cross St: High Lakes Loop</b>	<b>Listing Price: \$339,000</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	NorthWest Crossing
<b>Section</b>	NW		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2101 Assessor
<b>Baths</b>	2.50	<b>Price / Sq Ft</b>	\$161.35
<b>Year Built</b>	2003	<b>Lot Sq Ft (approx)</b>	5227
<b>Tax ID</b>	171136BD-05300	<b>Lot Acres (approx)</b>	0.120

**Marketing Remarks** Beautiful home in the heart of NorthWest Crossing that sits on inviting tree lined street moments away from all the amenities that NorthWest Crossing has to offer. Traditional feel with craftsman touches. Open kitchen features tile & granite counters, stainless appliances, Brazilian cherry wood floors & pantry. Master bedroom has his & hers closets with wonderful tile details in the master bath. The backyard is fully fenced with a covered deck & paved area for a patio set & fire pit. Separately fenced dog run

<b>Status:</b> Active 06/28/10	<b>Listing #</b> 201006321	<b>3467 NW Cottage Pl Bend, OR 97701</b> <b>County: Deschutes</b> <b>Cross St: Mt. Washington</b>	<b>Listing Price: \$349,000</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Awbrey Village
<b>Section</b>	NW		
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2840 Assessor
<b>Baths</b>	2.50	<b>Price / Sq Ft</b>	\$122.89
<b>Year Built</b>	2004	<b>Lot Sq Ft (approx)</b>	10019 ((Assessor's Data
<b>Tax ID</b>	171219DA-05300	<b>Lot Acres (approx)</b>	0.230

**Marketing Remarks** Awbrey Village Craftsman with Views. This quality home sits on a large lot with unobstructed mountain views. Features include bamboo floors, slab granite w/tile backsplash, SS appliances, walk-in pantry, large dining room, open great room w/built-ins and gas fireplace. Master bath w/jetted tub and heated tile floor. Large walk-in closets and storage galore. 20X18 Bonus room. AC and dual furnaces. Designer lighting throughout.

<b>Presented By:</b> Kyle J Hoak	<b>Prudential NW Properties Sunriver</b>	
	Primary            702-287-6678 Secondary        541-593-1234 x7037 Other	<b>The Village at Sunriver Bldg 9</b> <b>P.O. Box 4306</b> <b>Sunriver, OR 97707</b> <b>541-593-1234</b>
	E-mail: <a href="mailto:khoak@prunw.com">khoak@prunw.com</a> Web Page: <a href="http://www.centraloregonrealestate-kylehoak.com">http://www.centraloregonrealestate-kylehoak.com</a>	

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<b>Status:</b> Active 01/30/09	<b>Listing #</b> 2900859	<b>1365 NW Jacksonville Ave Bend, OR 97701</b>	<b>Listing Price:</b> \$349,000
	<b>County:</b> Deschutes	<b>Cross St:</b> NW 14th	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Northwest Townsite
<b>Section</b>	NW		
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	2979 Assessor
<b>Baths</b>	4	<b>Price / Sq Ft</b>	\$117.15
<b>Year Built</b>	2007	<b>Lot Sq Ft (approx)</b>	6098
<b>Tax ID</b>	171231AC11101	<b>Lot Acres (approx)</b>	0.140

**Marketing Remarks** NW Contemporary Home in the heart of Bend's Westside and near downtown Bend & Drake Park. Home features extensive use of natural woods. Custom wood cabinetry, solid fir doors, aluminum clad wood windows, hardwood floors, tile & built in stainless steel appliances. Separate studio with full bath and separate entrance.

<b>Status:</b> Active 02/25/09	<b>Listing #</b> 2901699	<b>1414 NW Awbrey #3 Bend, OR 97701</b>	<b>Listing Price:</b> \$349,000
	<b>County:</b> Deschutes	<b>Cross St:</b> Newport	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condominium
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Cla
<b>Section</b>	NW		
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1588 Assessor
<b>Baths</b>	2	<b>Price / Sq Ft</b>	\$219.77
<b>Year Built</b>	1985		
<b>Tax ID</b>	171232BA90003	<b>Lot Acres (approx)</b>	

**Marketing Remarks** Unbeatable downtown, riverfront location! This single level condo is right on the Deschutes River and 1 block to downtown Bend. Features include vaulted ceilings, picture windows framing the river, great room concept with cozy gas fireplace, large deck off kitchen, common area, single car attached garage, and separate laundry room. A very rare find, only one of four in this location.

**Presented By:** Kyle J Hoak

**Prudential NW Properties Sunriver**



Primary 702-287-6678  
 Secondary 541-593-1234 x7037  
 Other

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<b>Status:</b> Active 06/12/10	<b>Listing #</b> 201005694	<b>3151 Kretch Ct Bend, OR 97701</b>	<b>Listing Price:</b> \$349,900
	<b>County:</b> Deschutes	<b>Cross St:</b> Brickyard	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Shevlin Ridge
<b>Section</b>	NW		
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2345 Assessor
<b>Baths</b>	2.50	<b>Price / Sq Ft</b>	\$149.21
<b>Year Built</b>	2005	<b>Lot Sq Ft (approx)</b>	11326 ((Assessor's Data
<b>Tax ID</b>	171126AD-02100	<b>Lot Acres (approx)</b>	0.260

**Marketing Remarks** Enjoy Northwest Bend living in Shevlin Ridge in this beautiful CUSTOM home. Fully fenced on a .26 acre lot. Features a grand entry area, formal living room and a master suite with sunken tub and fireplace. Gourmet kitchen has granite counters with under cabinet lighting. Built-ins and lots more. Top it all off with a tandem three car garage and quiet cul-de-sac location! All this home needs is your personal touch

<b>Status:</b> Active 07/01/10	<b>Listing #</b> 201006340	<b>1809 NW Element Pl Bend, OR 97701</b>	<b>Listing Price:</b> \$359,900
	<b>County:</b> Deschutes	<b>Cross St:</b> Newport	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Newport Landing
<b>Section</b>	NW		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1952 Assessor
<b>Baths</b>	2.50	<b>Price / Sq Ft</b>	\$184.38
<b>Year Built</b>	2008		
<b>Tax ID</b>	171231BD-00530	<b>Lot Acres (approx)</b>	

**Marketing Remarks** Amazing contemporary designed lovely green finishes. No attention to detail has been spared! Beautifully appointed; the tasteful decor will appeal to the most discriminating buyer. Surround yourself in contemporary elegance on Bends desirable West side.

**Presented By: Kyle J Hoak**

**Prudential NW Properties Sunriver**



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 Other

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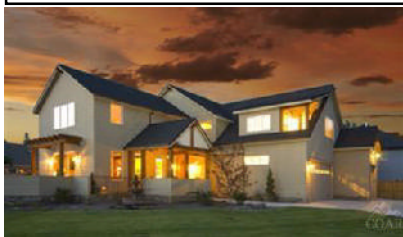
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Property Type: Residential Include Property Subtypes: Condominium, Residential, Townhome Area: Bend/Tumalo/Alfalfa Status: Active Price: 300,000 to 600,000 Terms: Bank Owned OR Short Sale

<b>Status:</b> Active 04/07/10	<b>Listing #</b> 201003319	<b>61178 Ridgewater Loop Bend, OR 97702</b>	<b>Listing Price:</b> \$383,000
	<b>County:</b> Deschutes	<b>Cross St:</b> Ferguson	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Ridgewater
<b>Section</b>	SE		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	3800 Builder
<b>Baths</b>	3.50	<b>Price / Sq Ft</b>	\$100.79
<b>Year Built</b>	2004	<b>Lot Sq Ft (approx)</b>	10019
<b>Tax ID</b>	181215BB-00800	<b>Lot Acres (approx)</b>	0.230

**Marketing Remarks** Inviting European Country Flair in this beautiful one of a kind home. 3800sqft 3/4bed, 3.5bath. Lovely southern exposure, dramatic 2 story, vaulted living room w/loft. Chefs gourmet kitchen, main level spacious master suite + den upstairs. Addtl. 2nd master suite, guest bed & lg vaulted fam. room. Exquisite quality wood work, tile, travertine, stain glass etc. Addtl. 300+ finished storage, 3 car garage w/9' doors. Gas FA & air conditioner. Pt fenced, RV parking, walking trails, upper view of Mt Bachelor.

<b>Status:</b> Active 05/03/10	<b>Listing #</b> 201004249	<b>2470 NW 2nd St Bend, OR 97701-8340</b>	<b>Listing Price:</b> \$384,900
	<b>County:</b> Deschutes	<b>Cross St:</b> NW Todds Crest	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Hawks Ridge
<b>Section</b>	NW		
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2605 Assessor
<b>Baths</b>	2.50	<b>Price / Sq Ft</b>	\$147.75
<b>Year Built</b>	1999	<b>Lot Sq Ft (approx)</b>	9583 ((Assessor's Data)
<b>Tax ID</b>	171229CA-00133	<b>Lot Acres (approx)</b>	0.220

**Marketing Remarks** Bank-Owned. Located on a large coner lot, mature landscape w/sprinkler sys. Great veivs from the deck of city, river and Pilot Butte. Cvrdr front patio, Hardi plank siding, family room. Granite and tile surround blt in book case. Maple hrwd floors open and bright kitchen with granite tile counter and bucher block center isle, lots of windows, built in desk in office, dual vanity sinks, laundry room with shoot. Oversized garage. 2 yr home warranty provided by Seller, some restrictions apply.

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<b>Status:</b> Active 01/20/10	<b>Listing #</b> 201000608	<b>110 NW Blackhawk Ave Bend, OR 97701</b>	<b>Listing Price:</b> \$399,000
	<b>County:</b> Deschutes	<b>Cross St:</b> Todds Crest	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Hawks Ridge
<b>Section</b>	NW		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	3280 Assessor
<b>Baths</b>	3.50	<b>Price / Sq Ft</b>	\$121.65
<b>Year Built</b>	2002	<b>Lot Sq Ft (approx)</b>	10454
<b>Tax ID</b>	171229CA-00165	<b>Lot Acres (approx)</b>	0.240

**Marketing Remarks** Beautiful Craftsman home one mile from downtown Bend. Gourmet kitchen with Stainless appliances opens to dining area & family room. Charming backyard with water feature. Large 850 SF detached garage has plenty of space for a workshop or to store all your toys. Above the garage is a huge bonus room which is also 850 SF and has own bath and heat. This bonus room is included in total SF figure. All this and views too. This is a must see!

<b>Status:</b> Active 11/19/09	<b>Listing #</b> 2910905	<b>2201 NW Reserve Camp Ct Bend, OR 97701</b>	<b>Listing Price:</b> \$400,000
	<b>County:</b> Deschutes	<b>Cross St:</b> Shevlin Park Rd	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhome
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Shevlin Reserve
<b>Section</b>	NW		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2341 Assessor
<b>Baths</b>	2.50	<b>Price / Sq Ft</b>	\$170.87
<b>Year Built</b>	2006	<b>Lot Sq Ft (approx)</b>	12632 ((Measured))
<b>Tax ID</b>	171125CC-12300	<b>Lot Acres (approx)</b>	0.290

**Marketing Remarks** Want zero maintenance, one-level living on over 1/4 acre in Northwest Bend? Feel what change looks like. Shevlin Reserve; where architectural inspiration arrives from the land itself. Thoroughly modern townhome blending a warm interior with the natural beauty of Bend. Natural woods - cedar, Douglas fir and walnut. Custom clear fir windows and doors in the great room, kitchen and entry. Natural built-ins, 23'x13' Douglas fir window wall with sliding doors you cannot imagine. Welcome to value.

**Presented By:** Kyle J Hoak

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 Other

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<b>Status:</b> Active 06/22/10	<b>Listing #</b> 201005972	<b>1033 NW Yosemite Dr Bend, OR 97701</b>	<b>Listing Price:</b> \$425,000
	<b>County:</b> Deschutes	<b>Cross St:</b> Mt. Washington Dr.	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Awbrey Park
<b>Section</b>	NW		
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3468 Assessor
<b>Baths</b>	3.50	<b>Price / Sq Ft</b>	\$122.55
<b>Year Built</b>	2004	<b>Lot Sq Ft (approx)</b>	20909 ((Assessor's Data
<b>Tax ID</b>	171219AD-05300	<b>Lot Acres (approx)</b>	0.480


**Marketing Remarks** This custom built home has high end luxury finishes throughout. 3468 sq ft on 1/2 acre view lot. Master on the Main Floor w/gas fireplace, bonus room over the 3 car garage, heated driveway and extensive tumbled slate throughout. The alder trim and wrought iron accents add to the old world charm. This home is value priced to sell!!!

<b>Status:</b> Active 04/13/10	<b>Listing #</b> 201003535	<b>3257 NW Fairway Heights Dr Bend, OR 97701</b>	<b>Listing Price:</b> \$429,000
	<b>County:</b> Deschutes	<b>Cross St:</b> 17th Tee Place	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Rivers Edge Village
<b>Section</b>	NW		
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	3481 Assessor
<b>Baths</b>	3.50	<b>Price / Sq Ft</b>	\$123.24
<b>Year Built</b>	2006	<b>Lot Sq Ft (approx)</b>	10890
<b>Tax ID</b>	171220CA-02400	<b>Lot Acres (approx)</b>	0.250

**Marketing Remarks** Great location, abuts Sawyer Park with city and river views. Walk to the river through the park from your backyard. 3481 sq ft heated driveway. Hardwood floors and granite tile counters. Great room floorplan with master suite and office on main level. Large daylight basement opens to private backyard. Kitchen has SS appliances and large granite tile island.

<b>Presented By:</b> Kyle J Hoak	<b>Prudential NW Properties Sunriver</b>	
	Primary      702-287-6678 Secondary    541-593-1234 x7037 Other	<b><i>The Village at Sunriver Bldg 9</i></b> <b><i>P.O. Box 4306</i></b> <b><i>Sunriver, OR 97707</i></b> <b><i>541-593-1234</i></b>
E-mail: <a href="mailto:khoak@prunw.com">khoak@prunw.com</a> Web Page: <a href="http://www.centraloregonrealestate-kylehoak.com">http://www.centraloregonrealestate-kylehoak.com</a>		

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# Client Summary Report

Listings as of 07/11/10 at 4:46pm

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Property Type: Residential Include Property Subtypes: Condominium, Residential, Townhome Area: Bend/Tumalo/Alfalfa Status: Active Price: 300,000 to 600,000 Terms: Bank Owned OR Short Sale

<b>Status:</b> Active 06/03/09	<b>Listing #</b> 2905293 <b>County:</b> Deschutes	<b>61402 Davis Lake Loop Bend, OR 97702</b> <b>Cross St:</b> Blue Lake Loop	<b>Listing Price:</b> \$449,000
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Parks At Broken Top
<b>Section</b>	SW		
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	3064 Assessor
<b>Baths</b>	4.50	<b>Price / Sq Ft</b>	\$146.54
<b>Year Built</b>	2005	<b>Lot Sq Ft (approx)</b>	10454 ((Measured))
<b>Tax ID</b>	181112AA-13700	<b>Lot Acres (approx)</b>	0.240

**Marketing Remarks** A great family home in the Parks. Large corner lot, nicely landscaped, spacious stone patio for entertaining with hot tub. Great floorplan is sure to please. Very well maintained and hardly used home. Granite finishes, stainless appliances, wood flooring, built-in bar, large master suite with fireplace and office space. Come and enjoy! Short sale based on third party approval.

<b>Status:</b> Active 06/18/10	<b>Listing #</b> 201005817 <b>County:</b> Deschutes	<b>60201 Woodside Bend, OR 97702</b> <b>Cross St:</b> Ridgeview Drive	<b>Listing Price:</b> \$449,900
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Woodside Ranch
<b>Section</b>	SE		
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	4100 Assessor
<b>Baths</b>	3.50	<b>Price / Sq Ft</b>	\$109.73
<b>Year Built</b>	1979	<b>Lot Sq Ft (approx)</b>	108900 ((Assessor's Dat
<b>Tax ID</b>	181228CO-01800	<b>Lot Acres (approx)</b>	2.500

**Marketing Remarks** Fantastic one of a kind traditional style ranch home with strong character. Beautiful hardwood floors, incredible HUGE all granite kitchen with professional appliances. Tiled bathrooms, generous size bedrooms drenched in beautiful light. Separate guest house/ artist studio. Gorgeous 2.5 acre property with mature trees. Horse property. 2 car garage attached to main house and additional 2 car garage attached to guest house.

<b>Presented By:</b> Kyle J Hoak	<b>Prudential NW Properties Sunriver</b>	
<p>Primary      702-287-6678                  Secondary    541-593-1234 x7037                  Other</p>	<p><b><i>The Village at Sunriver Bldg 9</i></b>  <b><i>P.O. Box 4306</i></b>  <b><i>Sunriver, OR 97707</i></b>  <b><i>541-593-1234</i></b></p>	
E-mail: <a href="mailto:khoak@prunw.com">khoak@prunw.com</a> Web Page: <a href="http://www.centraloregonrealestate-kylehoak.com">http://www.centraloregonrealestate-kylehoak.com</a>		

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# Client Summary Report

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Property Type: Residential Include Property Subtypes: Condominium, Residential, Townhome Area: Bend/Tumalo/Alfalfa Status: Active Price: 300,000 to 600,000 Terms: Bank Owned OR Short Sale

<b>Status:</b> Active 06/12/10	<b>Listing #</b> 201005615	<b>1368 City View Bend, OR 97701</b>	<b>Listing Price:</b> \$459,900
	<b>County:</b> Deschutes	<b>Cross St:</b> 12th St.	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	City View
<b>Section</b>	NW		
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3509 Assessor
<b>Baths</b>	3	<b>Price / Sq Ft</b>	\$131.06
<b>Year Built</b>	1989	<b>Lot Sq Ft (approx)</b>	28750 ((Assessor's Data
<b>Tax ID</b>	171230DB-01300	<b>Lot Acres (approx)</b>	0.660

**Marketing Remarks** Located in the desirable City View neighborhood, this home is very clean & well maintained. This home is private as it sits above the road & is surrounded by mature trees on a large .66 acre lot. The interior features large rooms, extensive tile in the kitchen & bathrooms, coffered ceilings, a gas fireplace in the living room, central vac system, lots of built in cabinetry, & a sauna in the master bedroom. Enjoy the natural setting from the deck or the upper balcony of the master. Buyer to verify all info.

<b>Status:</b> Active 02/03/10	<b>Listing #</b> 201000771	<b>1648 NW Overlook Dr Bend, OR 97701</b>	<b>Listing Price:</b> \$575,000
	<b>County:</b> Deschutes	<b>Cross St:</b> Farewell Dr	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Addition</b>	Awbrey Butte
<b>Section</b>	NW		
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	5190 Assessor
<b>Baths</b>	3.50	<b>Price / Sq Ft</b>	\$110.79
<b>Year Built</b>	2003	<b>Lot Sq Ft (approx)</b>	28314 ((Measured))
<b>Tax ID</b>	171219CD-03400	<b>Lot Acres (approx)</b>	0.650

**Marketing Remarks** Huge Lodge style home with log accents on the North side of Awbrey Butte. This home has the perfect set up for a home office. On the second floor there is a large bonus room with river rock fireplace and a large room with several built in work stations. The master bedroom is on the main floor while the additional 3 bedrooms are downstairs with a family room and wet bar.

**Presented By:** Kyle J Hoak

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# Client Summary Report

Listings as of 07/11/10 at 4:46pm

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Property Type: Residential Include Property Subtypes: Condominium, Residential, Townhome Area: Bend/Tumalo/Alfalfa Status: Active Price: 300,000 to 600,000 Terms: Bank Owned OR Short Sale

<b>Status:</b> Active 02/15/10	<b>Listing #</b> 201001424	<b>2498 NW 1st St Bend, OR 97701</b>	<b>Listing Price:</b> \$595,000
	<b>County:</b> Deschutes	<b>Cross St:</b> Todds Crest	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Residential
<b>Area</b>	Bend/Tumalo/Alfalfa	<b>Property Subtype Addition</b>	Tumalo Heights
<b>Section</b>	NW		
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3492 Other
<b>Baths</b>	4.50	<b>Price / Sq Ft</b>	\$170.39
<b>Year Built</b>	1999	<b>Lot Sq Ft (approx)</b>	14810
<b>Tax ID</b>	171229DB-00419	<b>Lot Acres (approx)</b>	0.340

**Marketing Remarks** Bank app'vd price! Enjoy the quiet panoramic Deschutes riverfront views from this luxury home just 5 minutes from downtown. The lavish master suite with f/p & steam shower, gourmet kitchen & great rm all overlook the river from the main level. 3 add'l master suites on the lower level w/a bonus rm & flex space is used as an office also overlooking the river. Enjoy the hot tub from the spacious trex deck great for entertaining. Lg pantry w/an abundance of storage. Superb loc. for indoor or outdoor riverfront livin

**Presented By:** Kyle J Hoak

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