
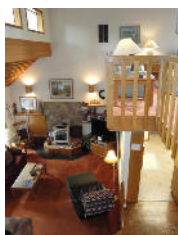
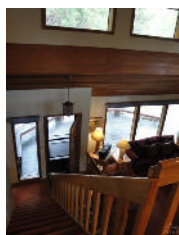
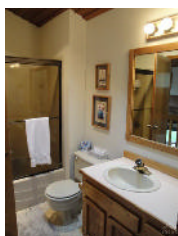
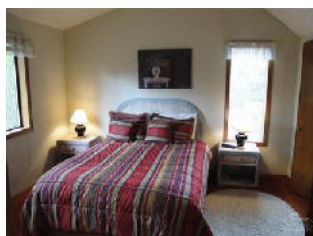
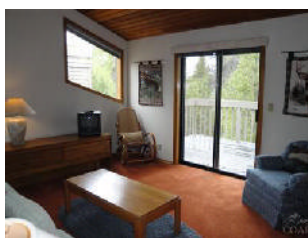
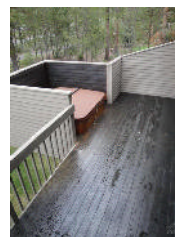


# Client Detail with Addl Pics Report

Listings as of 06/25/10 at 12:24am

Page 1

<b>Active 06/15/10</b>	<b>Listing # 201005659</b> <b>County: Deschutes</b>	<b>3 White Alder Lane Sunriver, OR 97707-0</b> <b>Cross St: Cottonwood Road</b>	<b>Listing Price: \$375,000</b>
		<b>Prop Type</b>	Residential
		<b>Area</b>	Sunriver
		<b>Section</b>	Other
		<b>Beds</b>	2
		<b>Baths</b>	2
		<b>Sq Ft (approx)</b>	1767 Assessor
		<b>Price / SqFt</b>	\$212.22
		<b>Year Built</b>	1986
		<b>Tax ID</b>	191128CB-00300
		<b>Lot Sq Ft (approx)</b>	11326 ((Assessor's Data
		<b>Lot Acres (approx)</b>	0.260



**Presented By: Kyle J Hoak**



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

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

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

**Prudential NW Properties Sunriver**

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

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Listings as of 06/25/10 at 12:24am

Page 2

Active 06/15/10

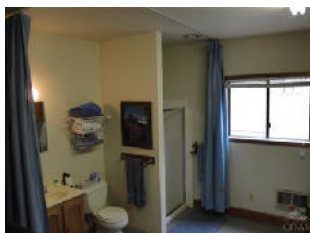
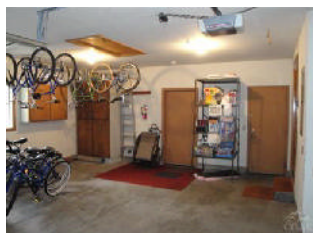
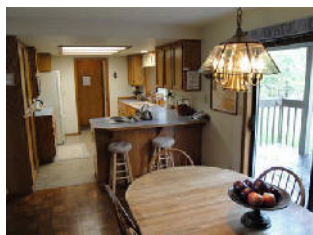
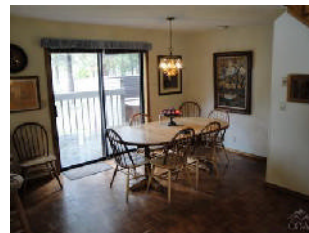
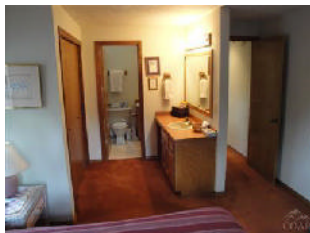
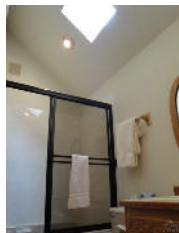
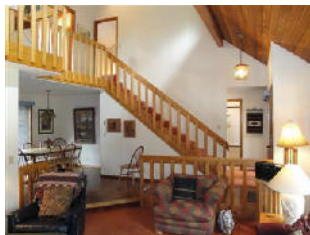
Listing # 201005659

3 White Alder Lane Sunriver, OR 97707-0

Listing Price: \$375,000

County: Deschutes

Cross St: Cottonwood Road



## Marketing Remarks

Own this beautiful 2Bed 2Bath home with loft, bonus room, and 2 car attached garage.#3 White Alders layout makes it a very versatile residence.Whether looking for a Sunriver Vacation Home,Second Home,Rental Home,or Full Time Residence you will find it here.2 story home with Master Bedroom on both levels!Secluded spa,front and back decks,along w/ landscaped yard make for a relaxed setting.The lots location makes the home central to numerous SR amenities. Do not miss bonus room entrance, just off garage.

## General Information

Tax Acct# 159786  
Elementary School Three Rivers  
Sr. High School Bend  
HOA Amount \$88.00  
Tax Year 2009-10  
CC&R Yes

New Construction No  
Jr. High School Three Rivers  
HOA Yes  
HOA Per month  
Farm Deferral No  
Irrigation No

Presented By: Kyle J Hoak

Prudential NW Properties Sunriver



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Page 3

Active 06/15/10		Listing # 201005659	3 White Alder Lane Sunriver, OR 97707-0	Listing Price: \$375,000
		County: Deschutes	Cross St: Cottonwood Road	
Water District	Sunriver	Electric Company	Midstate	
Included 1	See Inventory (attached doc)			
Features				
Style	Northwest	Levels	2 Story	
Construction	Frame	Foundation	Stemwall	
Rooms	Living Room, Loft, Bonus Room, Kitchen, Dining Area	Interior	Walk in Closet, Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Refrigerator, Dishwasher, Microwave, Hot Tub/Spa, Disposal, Washer/Dryer	
Fireplace	Living Room	Floors	Carpet	
Exterior	Patio/Deck, Landscaped, Hot Tub/Spa, Sprinkler System	Garage	Double, Attached	
Roof	Composition	View	Terrain	
Heat/Cool	Natural Gas, Hot Water	Existing Water	Private/Community	
Sewer/Septic	Private Sewer	Community	Paved Street, Pool, Tennis Courts, Golf, Park	
Terms	Cash	Sign On Property	Yes	

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