

# Residential MLSCO-Client Detail Report

Listings as of 09/18/10 at 11:50am

Page 1

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



**MLS#:** 201008466      **Status:** Active      **Sub Type:** O      **Listing Price:** \$75,000  
**Area:** SR      **Section:** Other      **Address:** 11 Kitty Hawk  
**City:** Sunriver      **State:** OR      **Zip Code:** 97707  
**TM:** 201105 CO      **TL:** 80011      **Lot #:** unit 11      **Block #:** 0      **Zoning:** AS, Surm  
**Addition:** Kitty Hawk      **Cross Street:** Meadow

**Bedrooms:** 0      **Builder:**      **Farm Deferral:** No  
**Baths:** 1      **HOA:** Yes HOA Amt: 130.00 / monthly      **Sellr Disclosure:** No  
**SqFt:** 464 / Assessor      **Taxes:** 867.90      **Exempt:** Yes  
**Year Built:** 1978      **Tax Year:** 2009  
**Apprx Lot Sqft:**      **Apprx Acres:**      **CC&R:** Yes

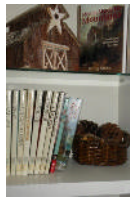
**Elem School:** Three Rivers      **Irrigation:** No      **Water Dist:** Sunriver      **Pre-Sold:**      **Shrd Int/T/S**  
**JrHi School:** Three Rivers      **Irrig Acres:**      **Electric Co:** Midstate      **New Const:** No      **% of Share:**  
**SrHi School:** Summit      **Irrig Dist:**      **Est. Comp. Date:**

**Style:** Contemporary      **Level:** 1 Story      **Const:** Frame      **Foundation:** Stemwall  
**Rooms:** Great Room, Kitchen, See Remarks  
**Interior:** Range/Oven, Refrigerator, See Remarks  
**Fireplace:** Living Room      **Floors:** Wood, Carpet, Vinyl  
**Exterior:** Patio/Deck, Landscaped      **Roof:** Metal      **Garage:** None  
**Additional Bldgs:**  
**View:** Terrain  
**Heat/Cool:** Heat Pump, Electric, Wood, Central AC  
**Exist Water:** Private/Community      **Sewer/Septic:** Private Sewer  
**Community:** Paved Street, Pool, Tennis Courts, Golf, Park, See Remarks  
**Terms:** Bank Owned  
**Sign on Property:** Yes      **Lock Box on Property:** Yes

**Included:** all items in the home

**Excluded:** none

**Marketing Remarks:** Decorated & fully furnished ground floor studio condo or vacation rental. Great location near the spa, tennis courts, south pool, and Meadows Golf Course. close to village mall with restaurants, shops and all the other Sunriver amenities. This is a Fannie Mae HomePath property purchase for as little as 3% down.



**Presented By:** Kyle J Hoak



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**MLS#:** 201001533    **Status:** Active    **Sub Type:** O    **Listing Price:** \$115,000  
**Area:** SR    **Section:** Other    **Address:** 6 Abbot House Lane  
**City:** Sunriver    **State:** OR    **Zip Code:** 97707  
**TM:** 201105B0    **TL:** 80106    **Lot #:** -    **Block #:** -    **Zoning:** SURM, AS  
**Addition:** Abbot House Condo    **Cross Street:** Beaver

**Bedrooms:** 2    **Builder:**    **Farm Deferral:** No  
**Baths:** 1    **HOA:** Yes HOA Amt: 769.42 /quarter,    **Sellr Disclosure:** No  
**SqFt:** 865 / Assessor    **Taxes:** 1198.06    **Exempt:** Yes  
**Year Built:** 1969    **Tax Year:** 2009  
**Apprx Lot Sqft:**    **Apprx Acres:**    **CC&R:** Yes

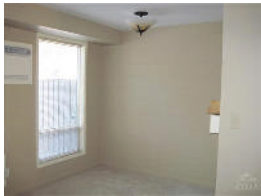
**Elem School:** Three Rivers    **Irrigation:** No    **Water Dist:** Sunriver    **Pre-Sold:**    **Shrd Int/T/S**  
**JrHi School:** Three Rivers    **Irrig Acres:**    **Electric Co:** Midstate    **New Const:** No    **% of Share:**  
**SrHi School:** Summit    **Irrig Dist:**    **Est. Comp. Date:**

**Style:** Contemporary    **Level:** 1 Story    **Const:** Frame    **Foundation:** Stemwall  
**Rooms:** Living Room, Kitchen, Utility, Dining Area  
**Interior:** Pantry, Master Bdrm Mn Level, Range/Oven  
**Fireplace:** Living Room, Gas    **Floors:** Carpet, Vinyl  
**Exterior:** Patio/Deck, Landscaped    **Roof:** Composition    **Garage:** None  
**Additional Bldgs:**    **Sewer/Septic:** Private Sewer  
**View:** Terrain  
**Heat/Cool:** Electric, Natural Gas, Wall  
**Exist Water:** Private/Community  
**Community:** Paved Street, Pool, Tennis Courts, Gas Available  
**Terms:** Cash, Bank Owned    **Lock Box on Property:** Yes  
**Sign on Property:**

**Included:**

**Excluded:**

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



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**MLS#:** 201007111      **Status:** Active      **Sub Type**O      **Listing Price:**\$127,500  
**Area:** SR      **Section:**Other      **Address** 7 Abbot House  
**City:** Sunriver      **State:** OR      **Zip Code:** 97707  
**TM:** 201105BO      **TL:** 80107      **Lot #:** 7      **Block #:** N/A      **Zoning:**SURM, AS  
**Addition:** Abbot House Condo      **Cross Street:** Abbot Drive

**Bedrooms:**2      **Builder:**      **Farm Deferral:** No  
**Baths:** 1      **HOA:** Yes HOA Amt: 769.42 /Qtr Plus **Sellr Disclosure** No  
**SqFt:** 865 / Assessor      **Taxes:** 1198.06      **Exempt:** Yes  
**Year Built:** 1969      **Tax Year** 2009  
**Apprx Lot Sqft:**      **Apprx Acres:**      **CC&R:** Yes

**Elem School:**Three Rivers      **Irrigation:** No      **Water Dist:** Sunriver      **Pre-Sold:**      **Shrd Int/T/S**  
**JrHi School:** Three Rivers      **Irrig Acres:**      **Electric Co**Midstate      **New Const:** No      **% of Share:**  
**SrHi School:** Bend      **Irrig Dist:**      **Est. Comp. Date**

**Style:**Cottage/Bungalow      **Level:** 1 Story      **Const:**Frame      **Foundation**Slab  
**Rooms:** Living Room, Kitchen, Utility, Dining Area  
**Interior:**Master Bdrm Mn Level, Refrigerator, Dishwasher, Disposal, Wash  
**Fireplace** Living Room      **Floors** Carpet, Vinyl  
**Exterior:** Patio/Deck, Landscaped      **Roof:** See Remarks      **Garage:** None  
**Additional Bldgs**  
**View:**  
**Heat/Cool:**Electric, Wall, Wall AC  
**Exist Water:**Private/Community      **Sewer/Septic:**Private Sewer  
**Community:**Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available  
**Terms:**Bank Owned  
**Sign on Property**Yes      **Lock Box on Property**Yes

**Included:** Sold As Is.

**Excluded:**

**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.



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**MLS#:** 201007093      **Status:** Active      **Sub Type**O      **Listing Price:**\$224,900  
**Area:** SR      **Section:**Other      **Address** 19 Fairway Village  
**City:** Sunriver      **State:** OR      **Zip Code:** 97707  
**TM:** 191129BA      **TL:** 90019      **Lot #:** Unit #19      **Block #:** --      **Zoning:**SURM/AS  
**Addition:** Fairway Vill Condo      **Cross Street:** West Cascade

**Bedrooms:**3      **Builder:**      **Farm Deferral:** No  
**Baths:** 2      **HOA:** Yes HOA Amt: 1050.00/Quarter      **Sellr Disclosure** No  
**SqFt:** 1436 / Assessor      **Taxes:** 2706.97      **Exempt:** Yes  
**Year Built:** 1988      **Tax Year** 09-10  
**Apprx Lot Sqft:**      **Apprx Acres:**      **CC&R:** Yes

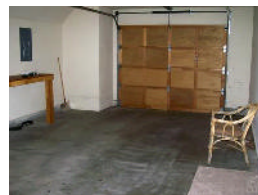
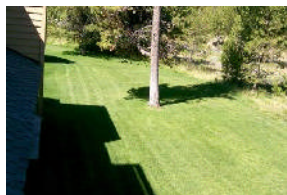
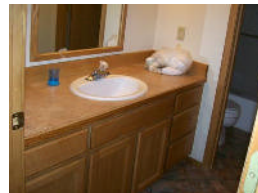
**Elem School:**Three Rivers      **Irrigation:** No      **Water Dist:** Sunriver      **Pre-Sold:**      **Shrd Int/T/S**  
**JrHi School:** Three Rivers      **Irrig Acres:**      **Electric Co**Midstate      **New Const:** No      **% of Share:**  
**SrHi School:** Bend      **Irrig Dist:**      **Est. Comp. Date**

**Style:**Contemporary      **Level:** 2 Story      **Const:**Frame      **Foundation**Stemwall  
**Rooms:** Living Room, Kitchen, Dining Area  
**Interior:**Range/Oven, Dishwasher  
**Fireplace** Living Room      **Floors** Carpet, Vinyl  
**Exterior:** Patio/Deck      **Roof:** Composition      **Garage:** Single, Attached  
**Additional Bldgs**  
**View:**Terrain  
**Heat/Cool:**Electric, Forced Air  
**Exist Water:**Private/Community      **Sewer/Septic:**Private Sewer  
**Community:**Paved Street  
**Terms:**Cash, Bank Owned  
**Sign on Property**No      **Lock Box on Property**Yes

**Included:**

**Excluded:**

**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.



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**MLS#:** 201007840    **Status:** Active    **Sub Type:** R    **Listing Price:** \$250,000  
**Area:** SR    **Section:** Other    **Address:** 4 Tamarack  
**City:** Sunriver    **State:** OR    **Zip Code:** 97707  
**TM:** 191133 BO    **TL:** 20300    **Lot #:** 4    **Block #:** 28    **Zoning:** AS, SURS  
**Addition:** Mtn Village East    **Cross Street:** Beaver

**Bedrooms:** 2    **Builder:**    **Farm Deferral:** No  
**Baths:** 1.50    **HOA:** Yes HOA Amt: 89.93 /Month    **Sellr Disclosure:** No  
**SqFt:** 1052 / Assessor    **Taxes:** 1366.46    **Exempt:** Yes  
**Year Built:** 1979    **Tax Year:** 2009  
**Apprx Lot Sqft:**    **Apprx Acres:** 0.240    **CC&R:** Yes

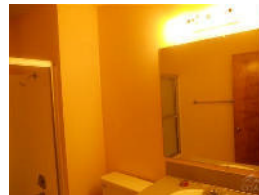
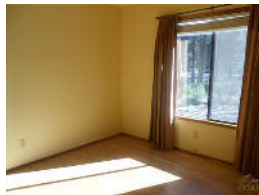
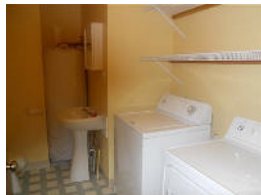
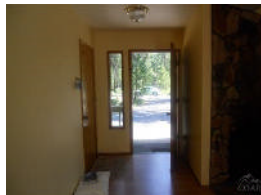
**Elem School:** Three Rivers    **Irrigation:** No    **Water Dist:** Sunriver    **Pre-Sold:**    **Shrd Int/T/S**  
**JrHi School:** Three Rivers    **Irrig Acres:**    **Electric Co:** Midstate    **New Const:** No    **% of Share:**  
**SrHi School:** Bend    **Irrig Dist:**    **Est. Comp. Date:**

**Style:** Contemporary    **Level:** 1 Story    **Const:** Frame    **Foundation:** See Remarks  
**Rooms:** Living Room, Kitchen, Dining Area  
**Interior:** Master Bdrm Mn Level, Range/Oven, Dishwasher, Hot Tub/Spa  
**Fireplace:** Living Room    **Floors:** Carpet, Vinyl  
**Exterior:** Patio/Deck, Landscaped    **Roof:** Composition    **Garage:** None  
**Additional Bldgs:**  
**View:** Terrain    **Sewer/Septic:** Private Sewer  
**Heat/Cool:** Electric  
**Exist Water:** Private/Community  
**Community:** Paved Street, Clubhouse/Rec Room, Pool, Tennis Courts, G  
**Terms:** Bank Owned    **Lock Box on Property:** Yes  
**Sign on Property:** Yes

**Included:** As Is

**Excluded:** As Is

**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.



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**MLS#:** 201004352      **Status:** Active      **Sub Type:** R      **Listing Price:** \$399,900  
**Area:** SR      **Section:** SW      **Address:** 1 Timber Lane  
**City:** Sunriver      **State:** OR      **Zip Code:** 97707  
**TM:** 191233BO      **TL:** 21400      **Lot #:** 1      **Block #:** 29      **Zoning:** SURS  
**Addition:** Mtn Village East      **Cross Street:** Beaver

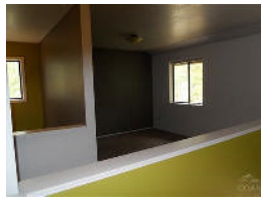
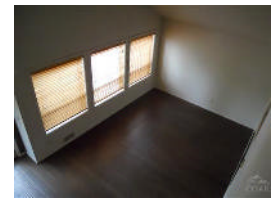
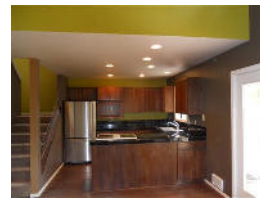
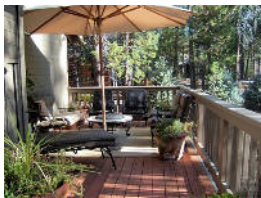
**Bedrooms:** 3      **Builder:**      **Farm Deferral:** No  
**Baths:** 2      **HOA:** Yes      **HOA Amt:** 87.00 /month      **Sellr Disclosure:** Yes  
**SqFt:** 1579 / Assessor      **Taxes:** 2412.49      **Exempt:** No  
**Year Built:** 1986      **Tax Year:** 2009  
**Apprx Lot Sqft:**      **Apprx Acres:** 0.170      **CC&R:** Yes

**Elem School:** Three Rivers      **Irrigation:** No      **Water Dist:** Community      **Pre-Sold:**      **Shrd Int/T/S**  
**JrHi School:** Three Rivers      **Irrig Acres:**      **Electric Co:** Midstate      **New Const:** No      **% of Share:**  
**SrHi School:** Summit      **Irrig Dist:**      **Est. Comp. Date:**

**Style:** Contemporary      **Level:** 2 Story      **Const:** Frame      **Foundation:** Stemwall  
**Rooms:** Great Room, Loft, Kitchen, Dining Area  
**Interior:** Ceiling Fan, Master Bdrm Mn Level, Range/Oven, Dishwasher, Mi  
**Fireplace:** Living Room, Gas, See Remarks      **Floors:** Wood, Carpet, Tile  
**Exterior:** Patio/Deck, Hot Tub/Spa, Sprinkler System      **Roof:** Composition      **Garage:** Double, Attached  
**Additional Bldgs:**  
**View:** Terrain      **Sewer/Septic:** Private Sewer  
**Heat/Cool:** Electric, Wall  
**Exist Water:** Private/Community  
**Community:** Paved Street, Pool, Tennis Courts, Golf, Park, Corner Lot  
**Terms:** Short Sale, See Remarks  
**Sign on Property:** Yes      **Lock Box on Property:** Yes

**Included:** Appliances  
**Excluded:** Sold Unfurnished

**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.



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**MLS#:** 201006751      **Status:** Active      **Sub Type:** R      **Listing Price:** \$399,900  
**Area:** SR      **Section:** Other      **Address:** 17841 Pro Staff  
**City:** Sunriver      **State:** OR      **Zip Code:** 97707-0  
**TM:** 191120DB      **TL:** 01000      **Lot #:** 10      **Block #:** 7      **Zoning:** RS  
**Addition:** Fairway Point Village      **Cross Street:** East Cascade

**Bedrooms:** 3      **Builder:**      **Farm Deferral:** No  
**Baths:** 2.50      **HOA:** Yes HOA Amt: 88.00 /Month      **Sellr Disclosure:** No  
**SqFt:** 2068 / Assessor      **Taxes:** 4448.00      **Exempt:** Yes  
**Year Built:** 1986      **Tax Year:** 2009  
**Apprx Lot Sqft:**      **Apprx Acres:** 0.280      **CC&R:** Yes

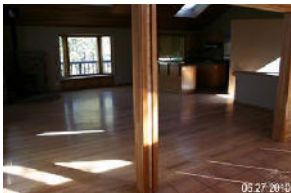
**Elem School:** Three Rivers      **Irrigation:** No      **Water Dist:** Sunriver      **Pre-Sold:**      **Shrd Int/T/S**  
**JrHi School:** Three Rivers      **Irrig Acres:**      **Electric Co:** Midstate      **New Const:** No      **% of Share:**  
**SrHi School:** Bend      **Irrig Dist:**      **Est. Comp. Date:**

**Style:** See Remarks      **Level:** 2 Story      **Const:** Frame      **Foundation:** Stemwall  
**Rooms:** Great Room, Kitchen, Dining Area, Sunroom  
**Interior:**      **Floors:** Wood, Carpet, Tile  
**Fireplace:**      **Roof:** Metal      **Garage:** Double, Attached  
**Exterior:** Patio/Deck  
**Additional Bldgs:**      **Sewer/Septic:** Private Sewer  
**View:** Golf Course  
**Heat/Cool:** Natural Gas  
**Exist Water:** Private/Community  
**Community:**      **Lock Box on Property:** Yes  
**Terms:** Cash, Bank Owned  
**Sign on Property:** No

**Included:**

**Excluded:**

**Marketing Remarks:** Foreclosure-Corporate owned! Beautiful home nestled among the pine trees 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. Possible Sunriver HOA assessment for new pool/amphitheater of \$4000 per home.



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**MLS#:** 2905511      **Status:** Active      **Sub Type:** R      **Listing Price:** \$479,000  
**Area:** SR      **Section:** Other      **Address:** 2 Rocky Mtn  
**City:** Sunriver      **State:** OR      **Zip Code:** 97707  
**TM:** 191128CD      **TL:** 05300      **Lot #:** 2      **Block #:** 11      **Zoning:** AS, SURS  
**Addition:** Deer Park      **Cross Street:** North Imnaha

**Bedrooms:** 4      **Builder:**      **Farm Deferral:** No  
**Baths:** 3.50      **HOA:** Yes HOA Amt: 87.93 /MO      **Sellr Disclosure:** Yes  
**SqFt:** 2257 / Assessor      **Taxes:** 4073.68      **Exempt:** No  
**Year Built:** 1989      **Tax Year:** 2009-10  
**Apprx Lot Sqft:**      **Apprx Acres:** 0.210      **CC&R:** Yes

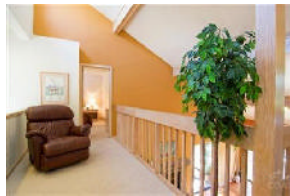
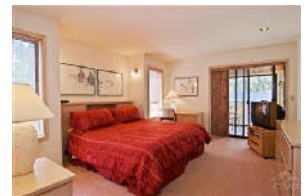
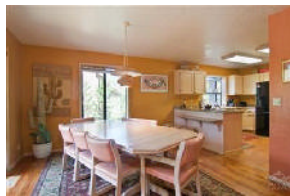
**Elem School:** Three Rivers      **Irrigation:** No      **Water Dist:** Sunriver      **Pre-Sold:**      **Shrd Int/T/S**  
**JrHi School:** Three Rivers      **Irrig Acres:**      **Electric Co:** Midstate      **New Const:** No      **% of Share:**  
**SrHi School:** Bend      **Irrig Dist:**      **Est. Comp. Date:**

**Style:** Contemporary      **Level:** 2 Story      **Const:** Frame      **Foundation:** Stemwall  
**Rooms:** Living Room, Loft, Bonus Room, Kitchen, Utility, Dining Area, Brek  
**Interior:** Walk in Closet, Pantry, Ceiling Fan, Master Bdrm Mn Level, Range  
**Fireplace:** Living Room      **Floors:** Wood, Carpet, Vinyl, Tile  
**Exterior:** Patio/Deck, Hot Tub/Spa, Sprinkler System      **Roof:** Shake      **Garage:** Double, Attached  
**Additional Bldgs:**  
**View:** Terrain      **Sewer/Septic:** Private Sewer  
**Heat/Cool:** Natural Gas, Forced Air  
**Exist Water:** Private/Community  
**Community:** Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available  
**Terms:** Cash, Short Sale  
**Sign on Property:** Yes      **Lock Box on Property:** Yes

**Included:** Furnished per Inventory

**Excluded:** Owner's personal items

**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.



**Presented By:** Kyle J Hoak



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**Prudential NW Properties Sunriver**

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**See our listings on the Internet:**

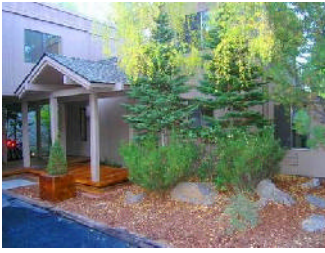
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 Information has not been verified, is not guaranteed and is subject to change.



# Residential MLSCO-Client Detail Report

Listings as of 09/18/10 at 11:50am

Page 1



**MLS#:** 2908337      **Status:** Active      **Sub Type:** R      **Listing Price:** \$600,000  
**Area:** SR      **Section:** Other      **Address:** 2 Lark Lane  
**City:** Sunriver      **State:** OR      **Zip Code:** 97707  
**TM:** 191133BO      **TL:** 12600      **Lot #:** 2      **Block #:** 24      **Zoning:** SURS  
**Addition:** Mtn Village East      **Cross Street:** Sandhill Ln

**Bedrooms:** 5      **Builder:**      **Farm Deferral:** No  
**Baths:** 3.50      **HOA:** Yes      **HOA Amt:** /      **Sellr Disclosure:** Yes  
**SqFt:** 3385 / Appraiser      **Taxes:** 4625.64      **Exempt:** No  
**Year Built:** 1979      **Tax Year:** 2009  
**Apprx Lot Sqft:**      **Apprx Acres:** 0.240      **CC&R:** Yes

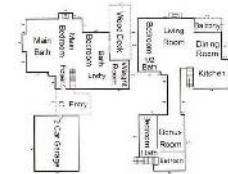
**Elem School:** Three Rivers      **Irrigation:** No      **Water Dist:** Sunriver      **Pre-Sold:**      **Shrd Int/T/S**  
**JrHi School:** Three Rivers      **Irrig Acres:**      **Electric Co:** Midstate      **New Const:** No      **% of Share:**  
**SrHi School:** Bend      **Irrig Dist:**      **Est. Comp. Date:**

**Style:** Contemporary, Northwest, See Remarks      **Level:** 2 Story      **Const:** Frame      **Foundation:** Stemwall  
**Rooms:** Living Room, Family Room, Great Room, Kitchen, Dining Area, Bk  
**Interior:** Walk in Closet, Range/Oven, Dishwasher, Microwave, Trash Com  
**Fireplace:** Living Room, Master Bedroom, G  
**Floors:** Wood, Carpet, Tile  
**Exterior:** Patio/Deck, Landscaped, See Remarks  
**Roof:** Composition      **Garage:** Double  
**Additional Bldgs:**  
**View:**  
**Heat/Cool:** Electric, Natural Gas, Forced Air  
**Sewer/Septic:** Private Sewer  
**Exist Water:** Private/Community  
**Community:** Paved Street, Clubhouse/Rec Room, Pool, Tennis Courts, G  
**Terms:** Cash, Short Sale, See Remarks  
**Sign on Property:** Yes      **Lock Box on Property:** Yes

**Included:** Built-in appliances only

**Excluded:** All personal property furnishings - negotiable outside of escrow only.

**Marketing Remarks:** Exceptional Sunriver vacation rental home. This custom built 5br/3.5ba Sunriver luxury vacation rental home has almost 3400 sf & something for everyone! Entertainment room w/movie library, indoor sauna, weight room, complete remodel in 2005, 2-zone forced air, heating & central A/C, fireplaces in both the great room & master suite, 2 large decks, granite kitchen. Close to Fort Rock Park, Woodlands GC & river!



**Presented By:** Kyle J Hoak



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# Residential MLSCO-Client Detail Report

Listings as of 09/18/10 at 11:50am

Page 1



**MLS#:** 201008688    **Status:** Active    **Sub Type:** R    **Listing Price:** \$649,000  
**Area:** SR    **Section:** Other    **Address:** 57755 # 10 Cherrywood  
**City:** Sunriver    **State:** OR    **Zip Code:** 97707-0  
**TM:** 191129DB    **TL:** 05000    **Lot #:** 10    **Block #:** 9    **Zoning:** rs, surs  
**Addition:** Fairway Crest Village    **Cross Street:** Cottonwood

**Bedrooms:** 6    **Builder:**    **Farm Deferral:** No  
**Baths:** 6.50    **HOA:** Yes    **HOA Amt:** 87.93 /Month    **Sellr Disclosure:** Yes  
**SqFt:** 3186 / Assessor    **Taxes:** 5457.00    **Exempt:** No  
**Year Built:** 2004    **Tax Year:** 2009  
**Apprx Lot Sqft:**    **Apprx Acres:** 0.280    **CC&R:** Yes

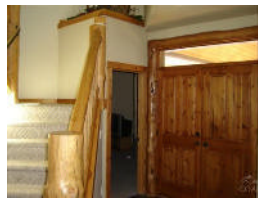
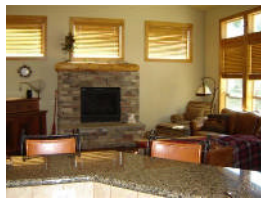
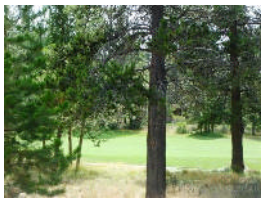
**Elem School:** Three Rivers    **Irrigation:** No    **Water Dist:** Sunriver    **Pre-Sold:** No    **Shrd Int/T/S**  
**JrHi School:** Three Rivers    **Irrig Acres:**    **Electric Co:** Midstate    **New Const:** No    **% of Share:**  
**SrHi School:** CLA    **Irrig Dist:**    **Est. Comp. Date:**

**Style:** Craftsman    **Level:** 2 Story    **Const:** Frame    **Foundation:** Stemwall  
**Rooms:** Living Room, Family Room, Great Room, Loft, Kitchen, Utility, De  
**Interior:** Walk in Closet, Pantry, Master Bdrm Mn Level, Range/Oven, Dish  
**Fireplace:** Living Room, Gas    **Floors:** Wood, Carpet, Tile  
**Exterior:** Patio/Deck, Landscaped    **Roof:** Composition    **Garage:** Triple  
**Additional Bldgs:**    **Sewer/Septic:** Private Sewer  
**View:** Golf Course  
**Heat/Cool:** Heat Pump  
**Exist Water:** Private/Community  
**Community:** Paved Street, Pool, Tennis Courts, Golf, Park, Gas Available  
**Terms:** Cash, Short Sale    **Lock Box on Property:** Yes  
**Sign on Property:** Yes

**Included:** Inventory to be negotiated outside of Escrow

**Excluded:** Owners Personal Property

**Marketing Remarks:** Quality & natural light is abundant in this stunning executive style home. 6 bedrooms, 6.5 baths make this an outstanding home for rentals, second home or primary residence. Sit on the large quiet back deck and enjoy the views of the Woodlands Golf Course. Large gourmet kitchen, 2 gas fireplaces, granite and hardwoods throughout. There is a real Warm feeling in this home featuring log and stone accents with a beautiful fireplace in the master suite.



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