



**REED BROS.  
REALTY**

# BLACK BUTTE RANCH

Presented By: Coldwell Banker Reed Bros.

291 W. Cascade Avenue  
Sisters, OR 97759  
Bus (541) 549-6000  
Fax (541) 549-6001

MLS No.	Lot / Section	Address	Price	Bed	Bath	Approx Sq. Ft.	Year Built	Lot Size	View / Status
<b>HOMES</b>									
201706822	<b>GH7</b>	<b>70937 Mules Ear</b>	\$259,000	3	1	840	1972	0.09	<b>Pending</b>
201709427	<b>BBH39</b>	<b>13604 Floret</b>	\$365,000	3	2	1,237	1977	0.15	Lake
201701851	<b>SM80</b>	<b>70675 Pasque Flower</b>	\$380,000	3	2	1,654	1979	0.37	
201707232	<b>RR2</b>	<b>70808 Samphire</b>	\$389,405	3	2	1,574	1979	0.55	<b>Pending</b>
201705081	<b>GH281</b>	<b>13360 Red Clover</b>	\$409,000	3	2	1,177	1972	0.50	
201601531	<b>GH303</b>	<b>70833 Goosefoot</b>	\$425,000	4	3	2,039	1973	0.30	
201705596	<b>SH22</b>	<b>70782 Goldenrod</b>	\$429,900	4	2	1,692	1973	0.43	<b>Pending</b>
201703003	<b>GH174</b>	<b>13328 Grey Owl</b>	\$450,000	3	2	1,344	1976	0.39	Golf Course
201706944	<b>BBH14</b>	<b>13579 Hollyhock</b>	\$485,000	3	2	2,029	1978	0.19	
201706304	<b>SM102</b>	<b>13738 Twayblade</b>	\$525,000	2	2	2,852	1978	0.41	
20704287	<b>SM45</b>	<b>13598 Sundew</b>	\$528,000	3	2	1,708	1974	0.56	<b>Pending</b>
201706508	<b>GH89</b>	<b>71019 Bracken</b>	\$530,000	2	1	1,152	1974	0.55	Golf Course
201702488	<b>GH245</b>	<b>70827 Shepards Purse</b>	\$549,500	4	3	2,242	1978	0.39	
201707468	<b>SM108</b>	<b>70609 Pasque Flower</b>	\$560,000	4	2	2,154	1975	0.74	
201705568	<b>SM121</b>	<b>70627 Ponderosa</b>	\$575,000	3	2.5	2,059	1993	0.51	<b>Pending</b>
201507695	<b>GH217</b>	<b>70854 Glacier Lily Lane</b>	\$585,000	4	2	2,083	1977	0.61	Golf Course
201704512	<b>GM12</b>	<b>70470 Twisted Stock</b>	\$595,000	4	3.5	2,345	1981	0.56	
201707617	<b>EM5</b>	<b>13816 Bishops Cap</b>	\$595,000	3	3	2,638	1975	1.48	Mountain
201705730	<b>GH190</b>	<b>70960 Glacier Lily Lane</b>	\$612,000	3	3	2,074	1975	0.35	<b>Pending</b>
201708488	<b>RR38</b>	<b>13633 Shad Bush</b>	\$624,500	3	2.5	2,340	1993	0.49	
201707779	<b>GH189</b>	<b>70956 Glacier Lily</b>	\$649,000	3	3	2,142	1986	0.37	<b>Pending</b>
201706500	<b>EM4</b>	<b>13832 Bishops Cap</b>	\$675,000	4	2	1,792	1976	1.48	Mountain, Meadow
201707446	<b>GH16</b>	<b>71182 Fiddleneck Lane</b>	\$675,000	4	3	2,587	1976	0.55	Mountain, Golf Course
201705104	<b>SM29</b>	<b>70782 Banberry</b>	\$679,000	5	3	2,442	1985	0.42	
201702527	<b>EM27</b>	<b>13831 Bishops Cap</b>	\$695,000	4	3	2,568	1982	1.16	
201706015	<b>GM214</b>	<b>70560 Jacobs Ladder</b>	\$725,000	5	3	3,100	1992	0.81	
201705405	<b>SM222</b>	<b>13665 Hawksbeard</b>	\$739,950	4	4	3,010	1977	2.55	
201502001	<b>GH13</b>	<b>71194 Fiddleneck Lane</b>	\$779,000	4	4	3,080	1995	0.88	Golf Course
201707499	<b>EM7</b>	<b>13780 Bishops Cap</b>	\$787,500	3	2	1,595	1974	1.28	Mountain, Meadow
201507696	<b>GH113</b>	<b>71102 Meadow Grass</b>	\$789,000	3	3	2,268	1980	0.39	Mountain, Golf Course
201709186	<b>SM143</b>	<b>70667 Ponderosa</b>	\$795,000	3	3	2,941	1997	0.43	
201705588	<b>GM376</b>	<b>13370 Spirea</b>	\$795,000	3	3.5	3,072	1997	0.78	<b>Pending</b>
201702713	<b>GM349</b>	<b>70309 Arvensis</b>	\$799,000	4	3.5	2,855	1995	1.02	Golf Course
201703591	<b>GM109</b>	<b>70415 Ponderosa</b>	\$799,750	3	4.5	3,502	1998	0.45	
201608255	<b>GM251</b>	<b>13615 Price Pine</b>	\$825,000	4	3.5	3,338	1992	0.45	
201709327	<b>GM300</b>	<b>13452 Foin Follette</b>	\$849,000	3	3	2,722	1981	1.25	Golf Course
201606444	<b>GM312</b>	<b>70215 Viola</b>	\$849,000	4	2.5	2,864	1981	1.49	Golf Course



Includes properties listed at Black Butte Ranch by all COAR/MLS Realtors  
Information deemed reliable, but not guaranteed

# BLACK BUTTE RANCH

MLS No.	Lot / Section	Address	Price	Bed	Bath	Approx Sq. Ft.	Year Built	Lot Size	View / Status
201706775	SM119	70607 Ponderosa	\$887,900	3	3.5	2,591	2004	0.39	Mountain
201705591	GH139	13228 Bear Berry	\$894,900	5	4.5	1,753	1988	0.56	Golf Course
201705103	GM291	13532 Anapholis	\$895,000	4	2.5	2,942	1988	1.59	Golf Course
201602914	RR40	13628 Shad Bush	\$899,000	6	4	4,599	1973	0.45	
201706222	GH236	13224 Hawksbeard	\$925,000	4	4	3,237	1973	0.35	Golf Course, Mountain
201703307	GH243	70823 Shepards Purse	\$995,000	5	2.5	3,504	1975	0.73	Golf Course
201703868	SH28	13445 Red Clover	\$995,000	4	2.5	2,617	1981	0.43	Mountain
201704428	GM270	13567 Star Flower	\$999,500	4	3.5	4,044	1993	0.85	<b>Pending</b>
201606133	EM18	70975 Manna Grass	\$999,900	5	3	3,701	2000	1.26	
201706639	GM302	13436 Anapholis	\$1,125,000	4	3	3,742	1986	1.19	Golf Course
201607127	GM135	70462 Fleabane	\$1,200,000	5	4.5	3,505	1979	0.48	Golf Course
201601177	GM355	70308 Arvensis	\$1,275,000	4	4.5	4,058	1990	1.07	Golf Course
201707471	GM416	13354 Trillium	\$1,350,000	4	3.5	4,067	1983	1.15	Mountain
201705700	SH14	70852 Sego Lily	\$1,395,000	5	5.5	4,296	1992	0.42	
201705727	RR73	13789 Partridge Foot	\$1,445,000	5	4	4,130	1982	0.61	
201704966	GM168	14012 Hawks Beard	\$1,599,000	5	5.5	4,013	1999	0.87	Lake, Meadow, Mountain
201705774	GM420	13418 Trillium	\$1,775,000	4	4.5	4,225	2007	0.80	
201700142	GM360	13507 Lonicera	\$1,795,000	4	4	3,904	2008	1.54	Golf Course
201705462	GM368	13440 Galium	\$1,849,000	5	4.5	5,166	1981	1.64	Mountain
<b>CONDOS</b>									
201702888	GCC78	13400 Foxtail	\$265,000	2	1.5	852	1973		Mountain, Golf Course
201706187	CHC53	12960 Hawksbeard	\$295,000	2	2	930	1972		Mountain
201702143	GCC90	13400 Foxtail	\$329,500	2	2	1,052	1973		Mountain
201702512	CHC75	12960 Hawksbeard	\$349,500	2	2	962	1972		Mountain, Lake, Golf Course
201708946	GCC94	13400 Foxtail	\$349,900	2	1.5	852	1973		Mountain, Lake, Golf Course
201706043	GCC82	13400 Foxtail	\$369,000	2	1.5	852	1973		Mountain, Lake, Golf Course
201707699	GCC95	13400 Foxtail	\$379,000	2	2.5	1,002	1973		Mountain, Lake, Golf Course
201705254	LC4-6	12900 Hawksbeard	\$379,000	4	3	1,690	1971		<b>Pending</b>
201502389	CHC71	12960 Hawksbeard	\$449,000	3	2	1,388	1972		Mountain, Lake
201702975	GCC92	13400 Foxtail	\$679,000	4	3	1,703	1973		Mountain, Lake, Golf Course
<b>FRACTIONAL (% of Interest)</b>									
201708232	SM174	70705 Steeple Bush - 25%	\$74,500	3	2	1,288	1976	0.41	
201609099	GCC102	13400 Foxtail - 25%	\$79,900	3	2	1,086	1973	0.00	
201704203	SH23	70809 Hyacinth - 1/6th%	\$90,000	3	3	2,067	1972	0.41	
201703987	GCC76	13400 Foxtail - 30%	\$110,000	3	2	1,332	1973	0.00	Golf Course, Lake
201507369	RR81	13719 Partridge Foot - 24.5%	\$132,500	3	2	1,978	1989	0.45	



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201500935	<b>GH205</b>	<b>13271 Sorral Dock - 25%</b>	\$135,000	3	2.5	2,854	1977	0.45	
201603056	<b>GH270</b>	<b>13326 Hawksbeard - 25%</b>	\$145,000	3	2.5	2,262	1980	0.42	Golf Course
201604577	<b>GM58</b>	<b>70443 Twistedstock - 33%</b>	\$154,900	3	2	1,676	1981	0.43	
201702305	<b>SH33</b>	<b>13422 Red Clover - 25%</b>	\$210,000	4	4	3,139	1974	0.38	Mountain, Meadow
201702519	<b>SH33</b>	<b>13422 Red Clover - 25%</b>	\$210,000	4	4	3,139	1974	0.38	Mountain, Meadow
<b>LOTS</b>									
201610951	<b>SM202</b>	<b>70661 Steeple Bush</b>	\$235,900					0.36	
201608117	<b>SH7</b>	<b>70828 Purslane</b>	\$274,500					0.54	
201402509	<b>RR76</b>	<b>13759 Partridge Foot</b>	\$275,000					0.65	
201702071	<b>SM1</b>	<b>70781 Bitter Root</b>	\$299,000					0.39	
201609557	<b>GH252</b>	<b>13296 Hawksbeard</b>	\$345,000					0.47	Golf Course
201700689	<b>SM223</b>	<b>13675 Hawksbeard</b>	\$399,000					1.07	





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**2017**

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Sisters, OR 97759  
www.reedbros.com  
BUS (541) 549-6000  
Fax (541) 549 6001

**HOMEOWNERS ASSOCIATION DUES**

**\$415.65  
Per Month**

**Additional Monthly Condo Dues:**  
\$340.00—Lodge Condos  
\$230.00—Country House Condos  
\$200.00—Golf Course Condos

Grounds, fence, boardwalk maintenance, firewood, Association tax filing, reserves for facility repair/ replacement. Condos pay monthly sewer, water and dues individually.

**BLACK BUTTE RANCH UTILITIES  
541-595-1280**

**WATER**  
541-595-1280

\$25.00 / Month—Improved Property  
\$14.00 / Month—Bare Land

Consumption over 10,000 gallons per month will result in additional fees.

**SEWER**  
541-595-1280

\$48.00 / Month—Improved Property  
\$34.00 / Month—Bare Land  
\$60.00 / Year—Pumping Fee  
(Septic Tank / Pressure System)

**NEW CONSTRUCTION**

**Hook-Up Fees**  
\$250.00—Water  
\$250.00—Gravity Sewer  
\$6,000.00—Pressure Sewer System

Some properties require pressure sewer system (or) septic tank & drain field where costs vary upon the contractor.

**COMMUNITY UTILITIES**

**ELECTRIC**

Central Electric Cooperative  
541-548-2144  
[www.cec-co.com](http://www.cec-co.com)

**PHONE / INTERNET / DIRECT TV**

CenturyLink (formerly Q-West)  
866-963-6665—Order Service  
877-803-8414—Customer Service  
[www.centurylink.com](http://www.centurylink.com)

**PHONE / INTERNET / CABLE**

Bend Broadband  
541-382-5551  
[www.bendbroadband.com](http://www.bendbroadband.com)

**GARBAGE**

High Country Disposal  
541-548-4984  
[www.highcountrydisposal.com](http://www.highcountrydisposal.com)

**GAS**

Natural gas not available. Numerous vendors provide propane service to BBR from Bend and Redmond.

**FURNACE OIL**

Numerous vendors provide service to BBR from Bend and Redmond.

