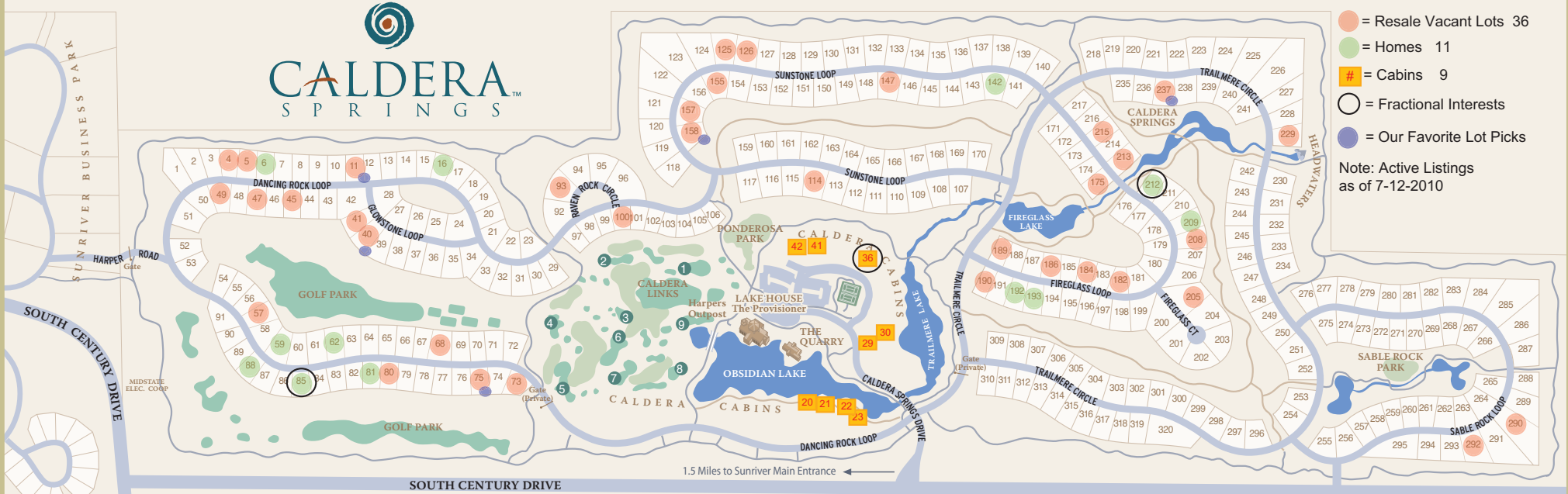


Please contact Mike Sullivan Mobile 541-350-8616 msullivan@SunriverRealty.com
 or Traci Kemnitz Mobile 541-948-0217 tkemnitz@SunriverRealty.com for more information

The features and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. Actual development may not be as currently proposed. All content, including prices and availability, is for information purposes only and is subject to change without prior notice. Maps and illustrations shown are artists' concepts and for illustrative purposes only. This material shall not constitute an offer or solicitation in states where registration is required but not yet completed. Obtain the property report required by federal law and read it before signing anything. No federal or state agency has judged the merits, if any, of this property. Listed with Sunriver Realty, licensed real estate broker. ©2008 Caldera Springs Real Estate, LLC. All rights reserved. 3/08

Lot #	Listed Price 7-12-2010	% Change	Auction Pur Date	Auction Pur Price	Notes	Difference
11	\$119,000	62.03%	3/15/2006	\$313,405		\$194,405
149	\$134,900	60.54%	2/28/2006	\$341,905	Pending - Bank Owned	\$207,005
18	\$124,900	60.15%	3/15/2006	\$313,405	Pending - Bank Owned	\$188,505
157	\$165,000	55.45%	3/6/2006	\$370,405		\$205,405
237	\$169,900	55.18%	9/26/2006	\$379,050	Bank Owned	\$209,150
45	\$179,000	54.68%	4/12/2007	\$395,000		\$216,000
158	\$175,000	52.75%	3/27/2006	\$370,405	Bank Owned	\$195,405
208	\$149,900	51.58%	3/30/2006	\$309,605		\$159,705
155	\$199,000	50.11%	3/31/2006	\$398,905		\$199,905
75	\$179,000	48.25%	3/1/2006	\$345,900		\$166,900
147	\$179,000	47.65%	3/14/2006	\$341,905		\$162,905
68	\$195,000	42.97%	3/3/2006	\$341,905		\$146,905
49	\$164,900	42.12%	3/3/2006	\$284,905	Short Sale	\$120,005
93	\$245,000	37.08%	3/9/2006	\$389,405		\$144,405
182	\$199,000	36.50%	3/14/2006	\$313,405		\$114,405
8	\$199,000	36.50%	3/9/2006	\$313,405		\$114,405
114	\$275,000	31.06%	2/17/2006	\$398,905		\$123,905
40	\$249,000	31.01%	3/7/2006	\$360,905		\$111,905
190	\$199,900	29.13%	3/13/2006	\$282,064	Short Sale	\$82,164
189	\$299,000	19.28%	2/21/2006	\$370,405		\$71,405
205	\$299,000	19.28%	3/7/2006	\$370,405		\$71,405
5	\$215,000	19.14%	3/7/2006	\$265,905		\$50,905
4	\$209,000	15.35%	3/7/2006	\$246,905		\$37,905
229	\$379,000	14.20%	10/20/2006	\$441,750		\$62,750
47	\$299,000	12.55%	3/7/2009	\$341,905		\$42,905
184	\$299,000	12.55%	3/16/2007	\$341,905		\$42,905
213	\$299,000	12.55%	3/17/2006	\$341,905		\$42,905
73	\$329,000	11.18%	3/20/2006	\$370,405		\$41,405
292	\$257,500	9.35%	10/11/2006	\$284,050		\$26,550
215	\$279,000	8.19%	3/15/2006	\$303,905		\$24,905
57	\$319,000	6.70%	3/27/2006	\$341,905		\$22,905
186	\$350,000	5.51%	3/3/2006	\$370,405		\$20,405
100	\$325,000	4.94%	3/7/2006	\$341,905		\$16,905
80	\$299,000	4.60%	3/20/2006	\$313,405		\$14,405
126	\$359,000	3.08%	4/10/2006	\$370,405		\$11,405
41	\$350,000	3.02%	3/10/2006	\$360,905		\$10,905
125	\$369,000	0.38%	3/14/2006	\$370,405		\$1,405
175	\$389,000	0.35%	3/10/2006	\$390,355		\$1,355
290	\$374,000	-1.36%	12/14/2007	\$369,000		(\$5,000)

Courtesy of:
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Information provided is deemed reliable but not guaranteed.



SUNRIVER REALTY



ADDRESS	SUBDIVISION	LOT #	Lot Area	DOM	MLS #	TAX #	LISTING
11-56863 Dancing Rock	Caldera Springs	11	14810	135	201002054	201108AB-01300	119900.00
56365 Fireglass Loop	Caldera Springs	208	15246	314	2908662	201117AB00900	149900.00
49-56863 Dancing Rock	Caldera Springs	49	15246	667	2808918	201108AB-00400	164900.00
56540-Lot 157 Sunstone	Caldera Springs	157	17860	180	201000341	201108DB-02700	165000.00
237 Trailmere Circ Bend,	Caldera Springs	237	17860	68	201004400	201117AB-04100	169900.00
56534 Sunstone Loop	Caldera Springs	158	17880	295	2909301	201108DB-02600	175000.00
147-56628 Sunstone	Caldera Springs	147	17860	272	2909917	201108DC-02200	179000.00
75 Dancing Rock Loop	Caldera Springs	75	15246	55	201004957	2011018BD-02900	179000.00
45-56844 Dancing Rock	Caldera Springs	45	14810	902	2800311	201108AB-00800	179000.00
68-56676 Dancing Rock	Caldera Springs	68	14810	318	2908500	201108BD-01700	195000.00
56394-(182) Fireglass	Caldera Springs	182	15246	87	201003682	201117BA00500	199000.00
155-56580 Sunstone	Caldera Springs	155	17914	335	2908517	201108DB-02900	199000.00
190-56437 Fireglass	Caldera Springs	190	15682	30	201005661	201108CD-01100	199900.00
4-56821 Dancing Rock	Caldera Springs	4	15246	427	2904530	201108AB-02000	209000.00
5-56827 Dancing Rock	Caldera Springs	5	14810	427	2904532	201108AB-01900	215000.00
93-56618 Raven Rock	Caldera Springs	93	20909	950	2714122	201108AC-01700	245000.00
40-56703 Glowstone	Caldera Springs	40	15246	49	201005138	201108BD-00100	249000.00
56257 Sable Rock Loop	Caldera Springs	292	24394	167	201000813	2011127BD-01500	257500.00
114-56499 Sunstone	Caldera Springs	114	17860	223	2911226	201108DB-01900	275000.00
215-56317 Fireglass	Caldera Springs	215	14810	427	2904526	201117AB-00200	279000.00
47 Dancing Rock Loop	Caldera Springs	47	14810	643	2808539	201108AB00600	299000.00
213-56329 Fireglass	Caldera Springs	213	14810	618	2812208	201117AB-00400	299000.00
184 Fireglass Lp Bend,	Caldera Springs	184	14810	1526	2602871	201117BA00300	299000.00
80-56695 Dancing Rock	Caldera Springs	80	14810	1372	2614366	201108BD-02400	299000.00
205-17771 Fireglass	Caldera Springs	205	24829	631	2811549	201117BA-01100	299000.00
189-56436 Fireglass	Caldera Springs	189	15246	592	2811638	201108CD-00100	299000.00
57-56760 Dancing Rock	Caldera Springs	57	15246	672	2804388	201108BA-00700	319000.00
100-56982 Dancing Rock	Caldera Springs	100	10019	427	2904528	201108DB-00900	325000.00
73-56647 Dancing Rock	Caldera Springs	73	14810	618	2812209	201108BD-03100	329000.00
186-56418 Fireglass	Caldera Springs	186	15246	748	2807664	201108CD-00400	350000.00
41-56709 Glowstone	Caldera Springs	41	19166	46	201005210	201108AB-01200	350000.00
126 Sunstone Bend, OR	Caldera Springs	126	17860	635	2811709	201108DB04000	359000.00
125 Sunstone Loop	Caldera Springs	125	21344	635	2811643	201108DB04100	369000.00
56245 Sable Rock Loop	Caldera Springs	290	45302	442	2903966	20117BD-01300	374000.00
229-56271 Trailmere	Caldera Springs	229	17424	1066	2711114	201117AB-02800	379000.00
175 Fireglass Loop Bend,	Caldera Springs	175	15682	402	2905074	201117AB-01400	389000.00

Courtesy of: Mike Sullivan, Sunriver Realty Office 541.593.7000 or Cell 541.350.8616 sullivan@SunriverRealty.com www.WeSellBend.com

CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 07/14/10 at 8:17am

Page 1

Property Type: Land Areas: Sunriver, Three Rivers South : exact: Caldera Springs Statuses: Active, Contingent, Pending

LAND

ACTIVE Properties

Address	City	Map	Acre	SqFt	Year	Date	\$/Acre	DOM/CDOM	Orig Price	List Price	Sale Price
11-56863 Dancing Rock L	Bend		0.340	0.340ac		03/01/10	352,647.06	135/135	149,950	119,900	
56365 Fireglass Loop	Bend		0.350	0.350ac		09/03/09	428,285.71	314/314	219,900	149,900	
49-56863 Dancing Rock L	Bend		0.350	0.350ac		07/25/08	471,142.86	667/667	345,000	164,900	
56540-Lot 157 Sunstone L	Bend		0.410	0.410ac		01/15/10	402,439.02	180/180	249,700	165,000	
237 Trailmere Circ	Bend		0.410	0.410ac		05/07/10	414,390.24	68/68	224,900	169,900	
56534 Sunstone Loop	Bend		0.410	1788sf		09/22/09	426,829.27	295/660	229,000	175,000	
147-56628 Sunstone Loop	Bend		0.410	0.410ac		10/15/09	436,585.37	272/272	199,000	179,000	
75 Dancing Rock Loop	Bend		0.350	0.350ac		05/20/10	511,428.57	55/55	174,000	179,000	
45-56844 Dancing Rock L	Bend		0.340	0.340ac		01/10/08	526,470.59	902/902	389,000	179,000	
68-56676 Dancing Rock L	Bend		0.340	0.340ac		08/28/09	573,529.41	318/318	269,000	195,000	
56394-(182) Fireglass Loc	Bend		0.350	0.350ac		04/18/10	568,571.43	87/87	199,000	199,000	
155-56580 Sunstone Loop	Sunriver		0.411	17914sf		08/13/09	484,184.91	335/335	295,000	199,000	
190-56437 Fireglass Loop	Bend		0.360	0.360ac		06/14/10	555,277.78	30/30	199,900	199,900	
4-56821 Dancing Rock Lc	Bend		0.350	0.350ac		05/13/09	597,142.86	427/427	209,000	209,000	
5-56827 Dancing Rock Lc	Bend		0.340	0.340ac		05/13/09	632,352.94	427/427	215,000	215,000	
93-56618 Raven Rock Cir	Bend		0.480	0.480ac		11/01/07	510,416.67	950/950	485,000	245,000	
40-56703 Glowstone Loop	Bend		0.350	15246sf		05/26/10	711,428.57	49/861	249,000	249,000	
56257 Sable Rock Loop	Bend		0.560	0.560ac		01/28/10	459,821.43	167/167	257,500	257,500	
114-56499 Sunstone Loop	Bend		0.410	0.410ac		12/01/09	670,731.71	223/223	275,000	275,000	
215-56317 Fireglass Loop	Bend		0.340	0.340ac		05/13/09	820,588.24	427/427	279,000	279,000	
47 Dancing Rock Loop	Bend		0.340	0.340ac		07/13/08	879,411.76	643/643	390,000	299,000	
213-56329 Fireglass Loop	Bend		0.340	0.340ac		11/03/08	879,411.76	618/618	349,000	299,000	
184 Fireglass Lp	Bend		0.340	0.340ac		03/21/06	879,411.76	1526/1526	429,000	299,000	
80-56695 Dancing Rock L	Bend		0.340	0.340ac		10/11/06	879,411.76	1372/1372	395,000	299,000	
205-17771 Fireglass Loop	Bend		0.570	0.570ac		10/09/08	524,561.40	631/631	349,900	299,000	
189-56436 Fireglass Loop	Bend		0.350	0.350ac		10/16/08	854,285.71	592/592	389,000	299,000	
57-56760 Dancing Rock L	Bend		0.350	0.350ac		04/21/08	911,428.57	672/672	399,000	319,000	
100-56982 Dancing Rock	Bend		0.230	0.230ac		05/13/09	1,413,043.48	427/427	325,000	325,000	
73-56647 Dancing Rock L	Bend		0.340	0.340ac		11/03/08	967,647.06	618/618	379,000	329,000	
186-56418 Fireglass Loop	Bend		0.350	0.350ac		06/26/08	1,000,000.00	748/748	419,000	350,000	
41-56709 Glowstone Loop	Bend		0.440	0.440ac		05/29/10	795,454.55	46/46	350,000	350,000	
126 Sunstone	Bend		0.410	0.410ac		10/15/08	875,609.76	635/635	359,000	359,000	
125 Sunstone Loop	Bend		0.490	0.490ac		10/15/08	753,061.22	635/635	369,000	369,000	
56245 Sable Rock Loop	Bend		1.040	1.040ac		04/28/09	359,615.39	442/442	389,000	374,000	
229-56271 Trailmere Circ	Bend		0.400	0.400ac		08/13/07	947,500.00	1066/1066	525,000	379,000	
175 Fireglass Loop	Bend		0.360	0.360ac		05/11/09	1,080,555.56	402/402	389,000	389,000	

Listing Count	36	Averages	0.399		682,074.29	483/516	314,382	259,472
		High	389,000		Low	119,900	Median	266,250

PENDING Properties

Address	City	Map	Acre	SqFt	Year	Date	\$/Acre	DOM/CDOM	Orig Price	List Price	Sale Price
56905-#18 Dancing Rock	Bend		0.350	0.350ac		05/20/10	356,857.14	153/153	164,900	124,900	
149 Sunstone Loop	Bend		0.410	0.410ac		07/07/10	329,024.39	61/61	149,000	134,900	

Listing Count	2	Averages	0.380		342,940.77	107/107	156,950	129,900
		High	134,900		Low	124,900	Median	129,900

Report Count	38	Report Averages	0.398		664,225.16	464/495	306,096	252,653
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Presented By: Michael J Sullivan / Sunriver Realty Phone: 541-350-8616
 Featured properties may not be listed by the office/agent presenting this brochure.
 Information has not been verified, is not guaranteed and is subject to change.



SUNRIVER REALTY



56725 Dancing Rock MLS# 201005524 225000.00

Bdrms 4 **Baths** 4.50 **Sq Ft Interior** 3195 **Year Built** 2008
Lot # 85 **Lot Size - Sq Ft** 15246 **Garage** Triple,Attached **Levels** 2 Story
Subdivision Caldera Springs **Cross ST** Caldera Springs **Days On Mkt** 34 **\$/Sq Ft** 70.42
Taxes 6218.97 2009-10/shared

Marketing Remarks Great opportunity to enjoy the benefits of a home in Caldera Springs without paying the full price. 20% share available on this 4 master suite quality built home with beautiful golf course views. High quality features include gourmet kitchen, reclaimed wood floors, granite countertops, jacuzzi tubs in all masters, floor to ceiling stone fireplace, distressed knotty alder cabinets, upgraded fixtures and finishes, furnished, outdoor BBQ area, and hot tub.



56341 Fireglass MLS# 2909629 275000.00

Bdrms 4 **Baths** 4.50 **Sq Ft Interior** 3840 **Year Built** 2009
Lot # 212 **Lot Size - Sq Ft** 16117 **Garage** Triple **Levels** 2 Story
Subdivision Caldera Springs **Cross ST** Trailmere Circle **Days On Mkt** 280 **\$/Sq Ft** 71.61
Taxes 2168.00 2008-09

Marketing Remarks Own 25% of a beautiful, furnished custom Northwest style home on one of Caldera Spring's premier homesites. This light & bright 3,840 sq ft home has a large great room with soaring vaulted pine ceiling, front porch and dining room overlooking meadow and stream, up to 5 bdrms, 4.5 baths. Bonus/theater, office upstairs. Custom detailing and quality throughout. Amenities include in HOA fees: golf, pool, Bistro, fishing & miles of trails. Must See!



56536 Caldera Springs MLS# 2905283 325000.00

Bdrms 3 **Baths** 4 **Sq Ft Interior** 1809 **Year Built** 2008
Lot # 36 **Lot Size - Sq Ft** 9583 **Garage** Single **Levels** 1 Story
Subdivision Caldera Springs **Cross ST** South Century **Days On Mkt** 428 **\$/Sq Ft** 179.66
Taxes 4652.71 2009-10

Marketing Remarks Fifty percent ownership offered in this Caldera Springs Cabin. Caldera Springs cabin ready to occupy close to Trailmere Lake, Quarry Pool & Fitness Ctr. Golf, kayak, tennis, basketball, parks, BBQ pavilion, owner social events are all included with HOA dues. 2 king beds, 1 queen sleeper, 2 twins sleeps 9 with ease. Flat screen TV's in rooms, hot tub & BBQ also included. Call listing agents at 541-593-3000 for more information.



29 Caldera Cabin MLS# 2806247 474000.00

Bdrms 2 **Baths** 3 **Sq Ft Interior** 1475 **Year Built** 2007
Lot # 29 **Lot Size - Sq Ft** 12251 **Garage** Single **Levels** 1 Story
Subdivision Caldera Springs **Cross ST** South Century Dr **Days On Mkt** 773 **\$/Sq Ft** 321.36
Taxes 2044.39 2009-10

Marketing Remarks Caldera Springs Cabin close to pool and tennis courts. Cabin will be completed upon purchase with an approximate 90 day close. Buyer can still select their finishes and be able to have a Summer vacation home.



30 Caldera Springs MLS# 201003615 649000.00

Bdrms 3 **Baths** 4 **Sq Ft Interior** 1809 **Year Built** 2009
Lot # 30 **Lot Size - Sq Ft** 0 **Garage** Single **Levels** 1 Story
Subdivision Caldera Springs **Cross ST** Caldera Springs Dr **Days On Mkt** 93 **\$/Sq Ft** 358.76
Taxes 3876.28 2009

Marketing Remarks Luxurious Caldera Springs Cabin with unobstructed Trailmere Lake view. 3brdm 4 bath, incl 2 kings, 1 queen sleeper, 3rd room has bunks & day bed. Sleeps 9 easily. SS appliances, granite counters, bbq & hot tub included. Call listing agents for complete furnishings list. HOA's include golf, tennis, Quarry Pool, parks, fishing in lake, picnic pavillion, Lakehouse access.



SUNRIVER REALTY



56536 Caldera Springs **MLS# 2809101** **659000.00**

Bdrms 3 **Baths** 4 **Sq Ft Interior** 1809 **Year Built** 2008
Lot # 36 **Lot Size - Sq Ft** 12197 **Garage** Single **Levels** 1 Story
Subdivision Caldera Springs **Cross ST** S. Century Dr. **Days On Mkt** 680 **\$/Sq Ft** 364.29
Taxes 4652.71 2009-10

Marketing Remarks Caldera Springs cabin built by Sun Forest Construction. Ready to occupy. Close to Trailmere Lake. This cabin is fully furnished and turn key ready for your family. Come and experience life with the Caldera springs family. Golf, swim, bike and fish all in one day. At night enjoy Zeppa Bistro with live music and family events. The Calder cabin sleeps 9 with ease. 2 kings, 1 queen sleeper, 3 twin beds. Flat screen TV's in every room.



56893 Dancing Rock **MLS# 2808202** **785000.00**

Bdrms 3 **Baths** 3.50 **Sq Ft Interior** 2867 **Year Built** 2007
Lot # 16 **Lot Size - Sq Ft** 15246 **Garage** Triple,Attached **Levels** 2 Story
Subdivision Caldera Springs **Cross ST** Glowstone **Days On Mkt** 735 **\$/Sq Ft** 273.81
Taxes 5355.07 2009-10

Marketing Remarks Beautiful custom Caldera Springs home built for entertaining w/upgraded hard/soft surfaces, whole-house integrated audio & wired for data/internet, 7.1, surround theater room & no detail overlooked. Heated tile floors and television complete the master bath. Triple sized garage w/double doors. Outside, enjoy the quiet and soothing sounds of the water feature or soak in the hot tub under the stars. The amenities and lifestyle of Caldera Springs await you.



56712 Dancing Rock **MLS# 2808827** **799000.00**

Bdrms 3 **Baths** 3 **Sq Ft Interior** 2762 **Year Built** 2008
Lot # 62 **Lot Size - Sq Ft** 14810 **Garage** Triple,Attached **Levels** 1 Story
Subdivision Caldera Springs **Cross ST** Caldera Springs **Days On Mkt** 712 **\$/Sq Ft** 289.28
Taxes 7286.69 2009-10

Marketing Remarks Newly completed, single level home located on the golf course at Caldera Springs. Lovingly built for the builder's own home w/stunning distressed Alder hardwood floors, beautiful tile & granite work, extensive Alder cabinetry & built-ins, covered patios both front/rear, frpl in the great room & master bdrm, fabulous gourmet kitchen w/Copper range hood, warm faux painted interior, mature easy care landscaping, Murphy bed in office/3rd bedroom & so much more. Original price, \$1,095,000, new price \$799,000.



56833 Dancing Rock **MLS# 2905866** **839000.00**

Bdrms 4 **Baths** 3.50 **Sq Ft Interior** 3082 **Year Built** 2007
Lot # 6 **Lot Size - Sq Ft** 14810 **Garage** Triple,Attached **Levels** 2 Story
Subdivision Caldera Springs **Cross ST** Glowstone **Days On Mkt** 397 **\$/Sq Ft** 272.23
Taxes 4810.94 2009-10

Marketing Remarks Caldera Springs! Custom blt NW Lodge style architecture offers welcoming int/ext living spaces. Perfect primary, vacation or rental property. 3082sf, 3 Mstr Stes, 4th bdr/office, 3.5 ba, bonus rm. Main level Mstr w/frpl. Chef's kitchen w/chiseled granite, center isl. Cathedral wood ceiling & window walls accentuate the great room & massive stone fireplace. 3 frpl. Spacious wood beamed covered patio w/exterior fireplace perfect to entertain while enjoying the private natural setting. Currently on rental program.



56359 Fireglass **MLS# 2905674** **849500.00**

Bdrms 3 **Baths** 4 **Sq Ft Interior** 2783 **Year Built** 2010
Lot # 209 **Lot Size - Sq Ft** 15246 **Garage** Triple,Attached **Levels** 1 Story
Subdivision Caldera Springs **Cross ST** Trailmere Circle **Days On Mkt** 399 **\$/Sq Ft** 305.25
Taxes 1968.24 2008-09

Marketing Remarks Attention to detail has become an Olsen Brothers tradition. Fantastic southern exposures overlooking a huge common area with lots of open space and a water feature. Enjoy single level living with three suites, great room, plus large bonus room and another full bath. Easy access to the bike/walking paths to get to the Quarry pool, Zeppa Bistro, the Lake House & Caldera links. Caldera Springs is ideally designed to allow families & friends to get together, relax & make memories.



SUNRIVER REALTY



56736 Dancing Rock

MLS# 2910759

849999.00

Bdrms 4 **Baths** 4 **Sq Ft Interior** 3720 **Year Built** 2010
Lot # 59 **Lot Size - Sq Ft** 15246 **Garage** Triple,Attached **Levels** 2 Story
Subdivision Caldera Springs **Cross ST** Fireglass Loop **Days On Mkt** 224 **\$/Sq Ft** 228.49
Taxes 2630.00 2009/10

Marketing Remarks 45 days from completion. Brand new Pineriver Home on the golf course. Very flexible floor plan with as many as five bedrooms. Tile and woodwork nearly complete. Cabinets are in. Built-in hot tub on extensive paver patio. Seller is a licensed Oregon Real Estate Broker.



193 Fireglass

MLS# 2701998

929000.00

Bdrms 4 **Baths** 4.50 **Sq Ft Interior** 3500 **Year Built** 2007
Lot # 193 **Lot Size - Sq Ft** 14810 **Garage** Triple,Attached **Levels** 2 Story
Subdivision Caldera Springs **Cross ST** Trailmere **Days On Mkt** 1183 **\$/Sq Ft** 265.43
Taxes 18.57 06/07

Marketing Remarks New Craftsman style home in Caldera Springs. This home will be completed in June 2007. The home has the Master and 2 additional bedrooms with private baths and a Den on the main floor. Upstairs features a large bonus and another bedroom & bath. The Kitchen is all stainless appliances with slab granite counters and custom Hayes cabinets, 3 car garage.



192 Fireglass

MLS# 2901577

979000.00

Bdrms 4 **Baths** 4.50 **Sq Ft Interior** 3000 **Year Built** 2007
Lot # 192 **Lot Size - Sq Ft** 14810 **Garage** Triple **Levels** 2 Story
Subdivision Caldera Springs **Cross ST** South Century Dr. **Days On Mkt** 503 **\$/Sq Ft** 326.33
Taxes 18.57 06-07

Marketing Remarks New Craftsman style home in Caldera Springs. This home is now being sold completely furnished. Mountain views, large open common. 4 bedrooms all with private baths and 1/2 bath. All stainless appliances with 42 gas range and built-in refrigerator and custom made Hayes Cabinets. Granite & tile counters, rustic hardwood floors, large great room, 3 car garage.



56701 Dancing Rock

MLS# 2806846

995000.00

Bdrms 4 **Baths** 4 **Sq Ft Interior** 3274 **Year Built** 2008
Lot # 81 **Lot Size - Sq Ft** 14810 **Garage** Triple,Attached **Levels** 2 Story
Subdivision Caldera Springs **Cross ST** Caldera Springs Dr **Days On Mkt** 763 **\$/Sq Ft** 303.91
Taxes 9013.91 2009-10

Marketing Remarks Brand new home, spectacular Caldera Springs setting w/GC & Mt Bachelor views! The high quality features include hardwood flooring, slab granite & marble counters throughout, Knotty Alder cabinets & trim, wood ceilings, floor to ceiling fireplace, bonus room w/full wet bar (4th bedroom or mother-in-law quarters), covered hot tub, paver stone patio & lg functional office or 5th bedroom, easy care landscaping. Original price \$1,295,000, new price \$995,000. This is NOT a Short Sale even though priced like one!



56341 Fireglass

MLS# 2904762

997000.00

Bdrms 4 **Baths** 4.50 **Sq Ft Interior** 3840 **Year Built** 2009
Lot # 212 **Lot Size - Sq Ft** 16117 **Garage** Triple **Levels** 2 Story
Subdivision Caldera Springs **Cross ST** Trailmere Circle **Days On Mkt** 420 **\$/Sq Ft** 259.64
Taxes 7816.42 2009-10

Marketing Remarks Reduced over \$247,000. Seller financing, EZ qualify w/\$275K down, no loan points or fees. CLA for details. Built in 2009, 3,840 sq ft custom home is located on one of the most desirable home sites in Caldera, adjacent to a beautiful stream & meadow. Light/bright home has a great rm w/soaring vaulted ceiling, lg dining area & expansive eating bar for lg families. Up to 5 bdrms (3 suites downstairs)sleeps 12 +/-, 4.5 baths & bonus/theater rm,office & frpl. Oversized triple garage, 1,000 sq ft.



SUNRIVER REALTY



56658 Sunstone

MLS# 2900323

998900.00

Bdrms 4 **Baths** 3.50 **Sq Ft Interior** 3442 **Year Built** 2008
Lot # 142 **Lot Size - Sq Ft** 17860 **Garage** Triple,Attached **Levels** 2 Story
Subdivision Caldera Springs **Cross ST** South Century Dr **Days On Mkt** 449 **\$/Sq Ft** 290.21
Taxes 9416.18 2009-10

Marketing Remarks New price \$1,060,000. Custom built vacation estate w/4 bed/3 full baths & 2 powder baths. Stunning wood work throughout the home w/knotty alder cabinets & wall paneling, yellow pine floors & exposed beams. Bonus room has large Plasma TV and 4 bunk beds with all the toys. Dacor kitchen including 6 burner cooktop, walk-in pantry, extra ice maker, butler's cabinet, honed granite counters & designer backsplash with farm sink. Dacor BBQ & Hot Tub on huge covered paver patio with surround sound. Kitchen seats 14.



56743 Dancing Rock

MLS# 2905927

999000.00

Bdrms 4 **Baths** 3.50 **Sq Ft Interior** 3739 **Year Built** 2009
Lot # 88 **Lot Size - Sq Ft** 15246 **Garage** Triple **Levels** 2 Story
Subdivision Caldera Springs **Cross ST** South Century **Days On Mkt** 321 **\$/Sq Ft** 267.18
Taxes 3071.13 2009-10

Marketing Remarks Mt Bachelor views and golf course in your backyard compliment this LEED Certified Green built home. 4 bdrm, 3.5 baths. Main floor master has built-ins, and walk-in closet with private laundry. Upstairs has 2 bedrooms, bonus room and additional laundry. Kitchen boasts beverage bar & wine rack, walk-in pantry, chef's cook-top, center island includes prep sink. Will consider Caldera home site in partial trade towards purchase.



Caldera Cabins
Dream homes. Reality prices.

<u>Cabin Lot</u>	<u>Bedrooms/ Bathrooms</u>	<u>Square Footage</u>	<u>Price</u>	<u>Status</u>
20	3 / 4	1809	\$709,000	Pre-construction
21	3 / 4	1809	\$729,000	Pre-construction
22	3 / 4	1809	\$715,000	Pre-construction
23	3 / 4	1809	\$689,000	Pre-construction
29	2 / 3	1473	\$474,000	Pre-sheetrock
41	3 / 4	1809	\$599,000	Pre-construction
42	2 / 3	1473	\$499,000	Pre-construction
43	3 / 4	1809	\$605,000	PENDING

For a limited time, these prices include the following special incentives:

- A complete Mountain furniture, electronics, finish and décor package at no extra cost
 - Hot tub and gas barbeque included
- Two year membership in The Registry Collection exchange program paid by the Developer
 - Special Crosswater Membership opportunities for purchasers

Sales Center located at the Caldera Springs Lake House



Sunriver Realty
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