



Important Answers to Frequently Asked Questions: Cabins

Caldera Cabins – Overview:

The Caldera Cabins are a neighborhood of detached, single-level residences offering fun and flexibility within steps of the Lake House, Quarry Pool & Fitness Center, sport courts, playground, golf park and all the social activity the community village offers.

Builder:

The cabins are being built by the highly respected firm Sun Forest Construction of Bend. Sun Forest has built over 350 custom homes during the past 25 years. With their attention to detail and conscientious follow-up after a home is completed, Sun Forest has earned the respect and confidence of hundreds of satisfied clients.

Architect:

Zehren and Associates, a talented architectural firm with offices in Santa Barbara and Beaver Creek, designed the cabins as well as the other community buildings and bridges. Their understanding of combining elegant details with lodge-style features have created a look and feel that is perfect for a resort home in this scenic area.

Floor plans:

Two plans are available. The three bedroom, four bathroom plan has approximately 1,809 sq. ft. The two bedroom, three bath plan has approximately 1,475 sq. ft. Both plans offer optional garages, spacious outdoor living areas, and bedroom suites with private patio entrances.

Standard Features and Amenities:

The high quality of design and finish is immediately seen and felt. The team carefully selected materials and finishes for their quality and aesthetic appeal. A complete list of standard features and amenities is available in our Cabin brochure. Optional items include outdoor hot tub, barbeque and living room speakers, as well as complete furnishing packages. Sunriver Resort has tailored a package of convenient property management services to meet the needs of cabin owners.

Rental Availability:

The Caldera Cabins have been approved by Deschutes County to satisfy the rental availability requirements for destination resorts. Current county code requires the cabin to be available for rent 45 weeks per year. The owner may determine his or her own rental rate. A cabin owner, through the property management company of their choice or other central reservation system, must provide the County with an annual rental history report. This annual report will include the owner's name, how many nights the cabin was available for rent, and how many nights the cabin was rented out as an overnight lodging accommodation.

Cabin Owners Association:

The Caldera Cabin owner association provides landscape maintenance and irrigation, snow removal, common electric, and replacement reserves for landscape and driveways. The assessment includes the master Caldera Springs owner's association fee which provides all road maintenance, gate operations, the Quarry Pool & Fitness Center, Harper's Outpost, two tennis courts, sports court, Ponderosa Park playground, streams, lakes, dock, and over nine miles of paved and soft trails. The estimated combined total assessment for each cabin is \$420 per month.