



BLACK BUTTE RANCH

Presented By: Coldwell Banker Bain

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
HOMES									
220163176		70816 Shepards Purse	\$1,050,000	4	3.5	1,990	1975	0.32	
220164827	GM139	70432 Ponderosa Ln	\$1,085,000	3	2.5	1,938	1980	0.45	Golf Course
220166226	SM173	70701 Steeple Bush	\$1,195,000	3	3	2,473	1980	0.83	
220163014		13303 Betony	\$1,565,000	3	3	2,450	1973	0.53	Golf Course
220166929	GM223	70447 Bowdenii	\$1,650,000	4	4.5	2,914	2005	0.66	Golf Course
220153120	GM320	70239 Hylesium	\$1,790,000	4	3.5	3,230	1984	0.75	Golf Course
220166918	GM273	13586 Star Flower	\$1,875,000	3	3.5	3,582	1982	0.89	
220153119	GH133	13168 Hawks Beard	\$1,950,000	5	3.5	3,700	1981	0.60	
220166593		71032 Fiddleneck Ln	\$1,975,000	4	3.5	3,257	1987	0.62	
220161609	SM43	70822 Arnica	\$2,395,000	2	4.5	4,971	2005	0.42	
220156686	GM168	14012 Hawks Beard	\$3,150,000	5	5.5	4,013	1999	0.87	Lake
CONDOS									
220165343	Unit 23	12960 Hawks Beard	\$869,000	2	2	972	1972	0.00	Mountain & Lake
FRACTIONAL (% of Interest)									
220160553	RR37	13641 Shad Bush	\$240,000	3	2	1,528	1987	0.43	1/4 share
220162135	SM173	70701 Steeple Bush	\$649,000	3	3	2,473	1980	0.83	1/2 share

LOTS



BLACK BUTTE RANCH FEES & RATES

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www.coldwellbankerbain.com/sisters

2023

HOMEOWNERS ASSOCIATION DUES

**\$489.50
Per Month**

Additional Monthly Condo Dues:
\$415.00—Lodge Condos
\$250.00—Country House Condos
\$265.00—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

\$41.50 / Month—Improved Property
\$27.75 / Month—Bare Land

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

SEWER
541-595-1280

\$49.50 / Month—Improved Property
\$34.70 / 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

PHONE / INTERNET / DIRECT TV

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

PHONE / INTERNET / CABLE

TDS
541-382-5551
www.hellotds.com

GARBAGE

High Country Disposal
541-548-4984
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.

These Fees are Subject to Change Without Notice.

