



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 | | | | | | | | | |
| 220172826 | GH299 | 13379 Red Clover | \$895,000 | 2 | 2 | 1,848 | 1972 | 0.29 | |
| 220163176 | GH247 | 70816 Shepards Purse | \$949,000 | 4 | 3.5 | 1,990 | 1975 | 0.32 | Pending |
| 220170215 | EM20 | 70968 Manna Grass | \$1,399,000 | 5 | 4.5 | 3,147 | 1977 | 1.04 | |
| 220153120 | GM320 | 70239 Hylesium | \$1,690,000 | 4 | 3.5 | 3,230 | 1984 | 0.75 | Golf Course |
| 220166918 | GM273 | 13586 Star Flower | \$1,675,000 | 3 | 3.5 | 3,582 | 1982 | 0.89 | Pending |
| 220153119 | GH133 | 13168 Hawks Beard | \$1,900,000 | 5 | 3.5 | 3,700 | 1981 | 0.60 | |
| 220161609 | SM43 | 70822 Arnica | \$2,195,000 | 2 | 4.5 | 4,971 | 2005 | 0.42 | |

CONDOS

| | | | | | | | | | |
|-----------|----------------|--------------------------|-----------|---|---|-----|------|------|----------|
| 220165343 | Unit 23 | 12960 Hawks Beard | \$749,000 | 2 | 2 | 972 | 1972 | 0.00 | Mountain |
|-----------|----------------|--------------------------|-----------|---|---|-----|------|------|----------|

FRACTIONAL (% of Interest)

| | | | | | | | | | |
|-----------|--------------|------------------------|-----------|---|-----|-------|------|------|-----------|
| 220170633 | TC8 | 70942 Mules Ear | \$149,900 | 2 | 2 | 840 | 1972 | 0.17 | 1/4 share |
| 220160553 | RR37 | 13641 Shad Bush | \$240,000 | 3 | 2 | 1,528 | 1987 | 0.43 | 1/4 share |
| 220167633 | GM404 | 70251 Camaret | \$325,000 | 3 | 2.5 | 2,696 | 1993 | 0.99 | 1/4 share |

LOTS



BLACK BUTTE RANCH FEES & RATES

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

