



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									
220174712	SM126	70626 Larkspur	\$825,000	3	2	1,350	1977	0.45	Pending
220173177	GH179	70976 Spikerush	\$1,050,000	3	2	1,856	1989	0.66	
220174720	EM25	13805 Bishops Cap	\$1,075,000	3	2.5	1,941	1990	1.07	
220173456	RR38	13633 Shad Bush	\$1,199,999	3	2.5	2,340	1993	0.49	
220170215	EM20	70968 Manna Grass	\$1,399,000	5	4.5	3,147	1977	1.04	
220166918	GM273	13586 Star Flower	\$1,595,000	3	3.5	3,582	1982	0.89	
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)									
220160553	RR37	13641 Shad Bush	\$240,000	3	2	1,528	1987	0.43	1/4 share
220173753	GH195	70933 Chicory	\$275,000	3	2	2,127	1977	0.41	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

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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.

