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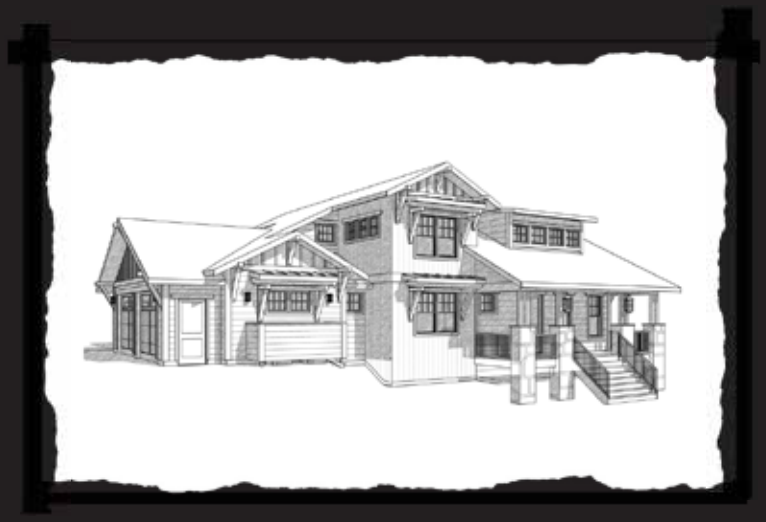

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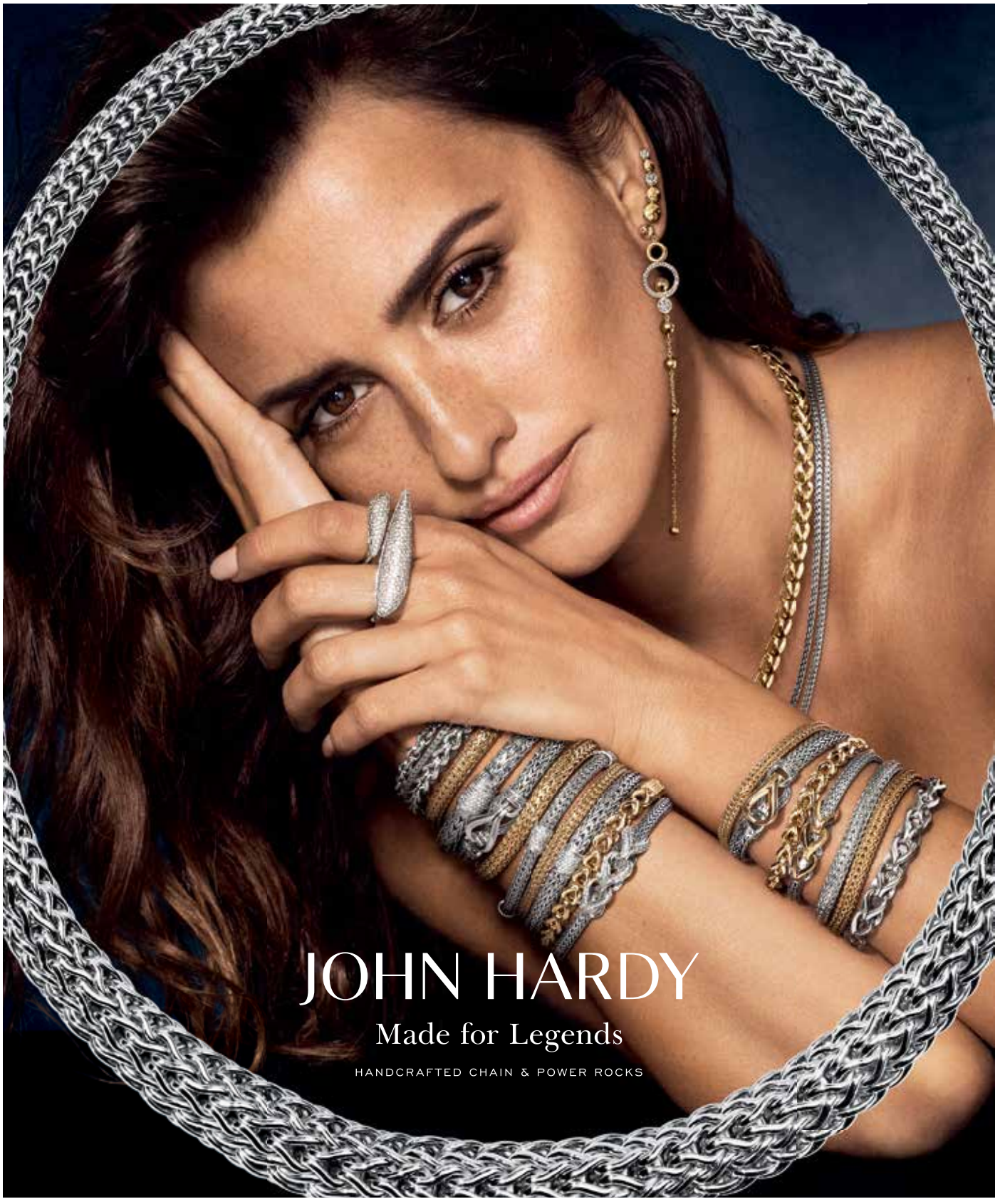

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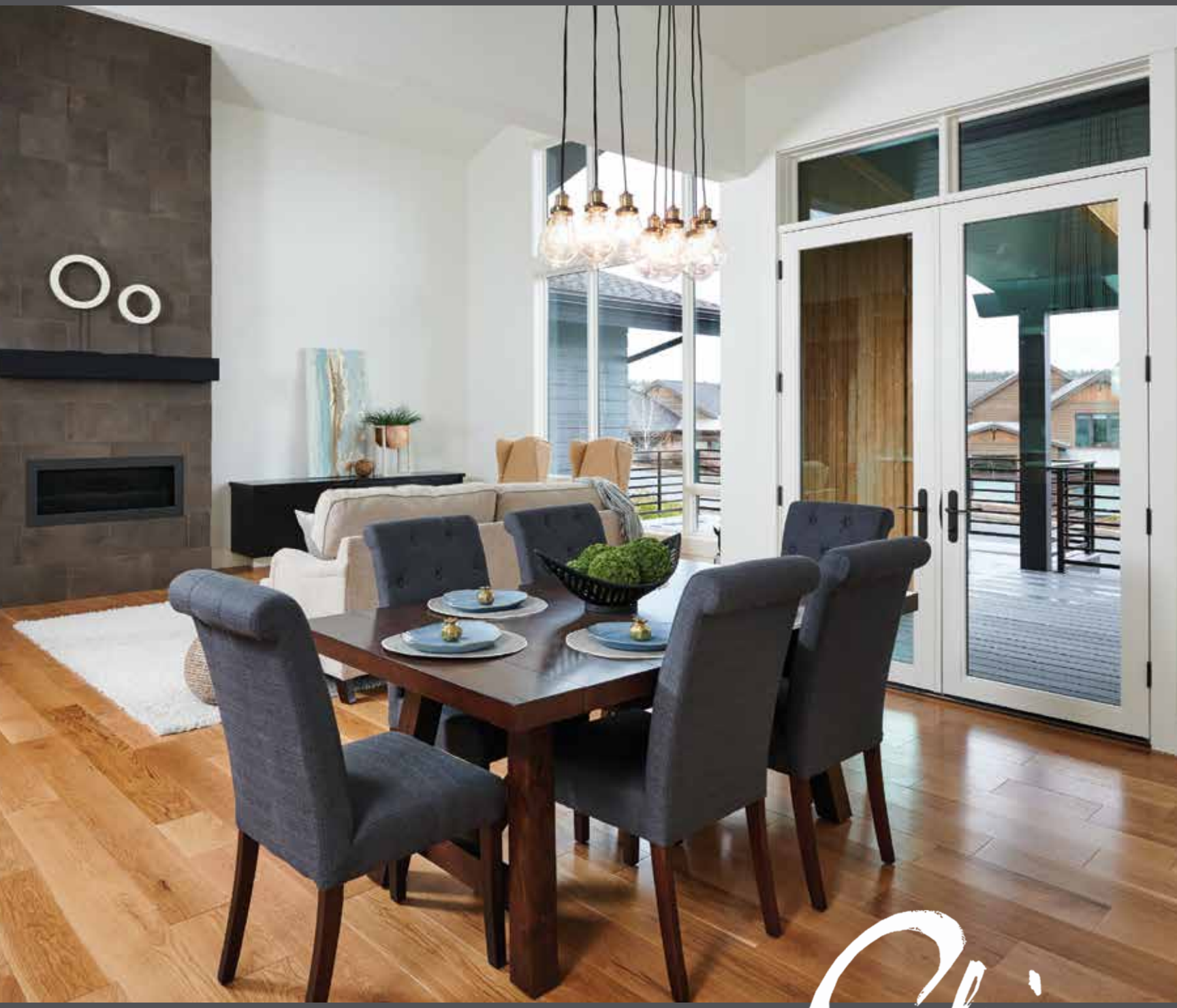

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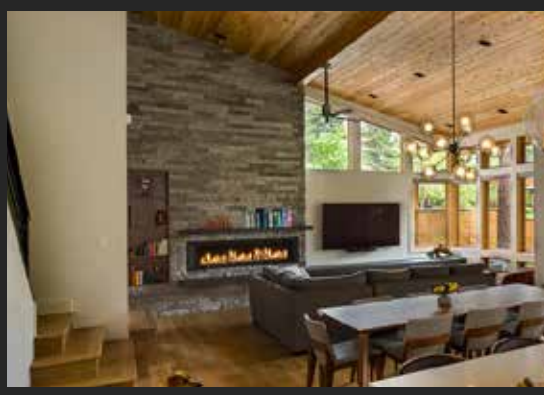

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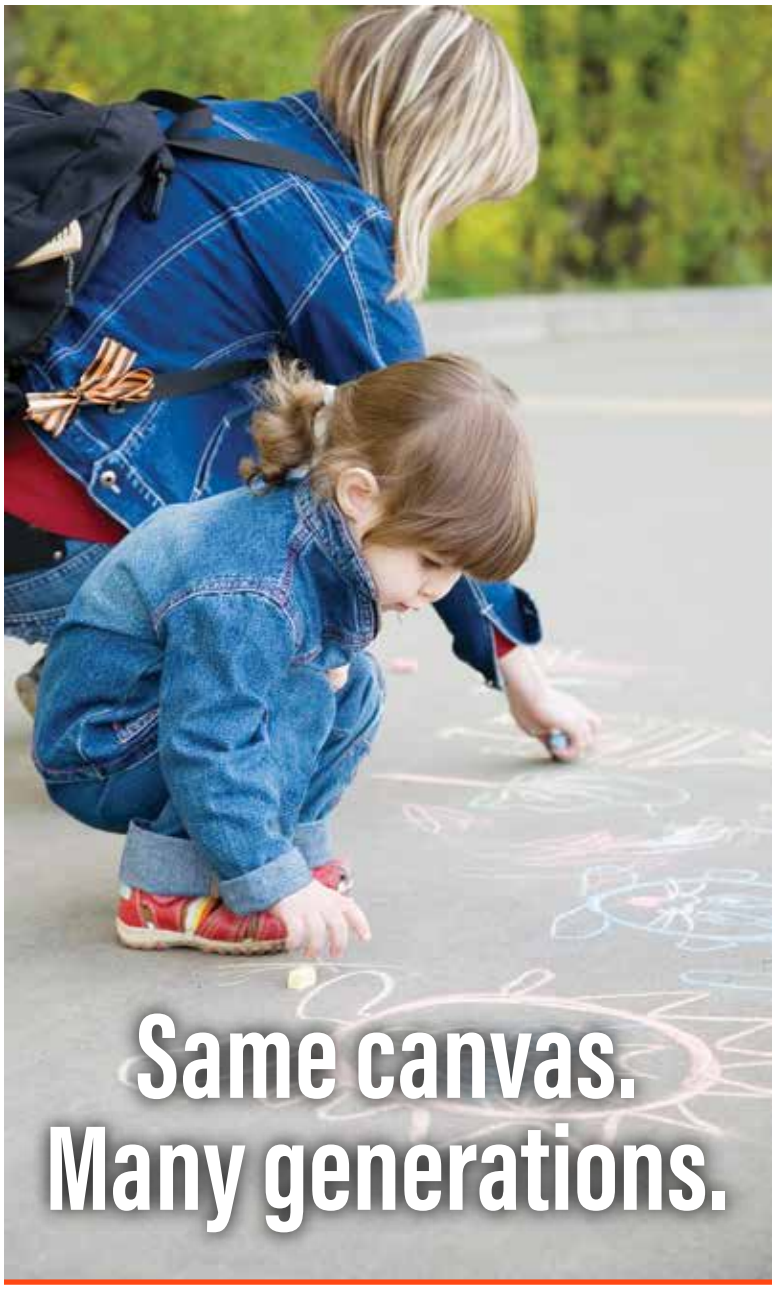

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Letter from the Editor

Welcome to the second edition of *Bend Home + Design Magazine*! And welcome to Bend in the summertime, when days are long, warm and endlessly blissful.

This time of year, it's easy to stay close to home. The weather in Central Oregon is lovely in the summer, plenty of outdoor recreation options are available to us at every turn, and local events, happening every week and weekend, range from live music to arts exhibits to cultural festivals.

At the end of the day of play, you will return to your own home—but you'll probably still want to be outside. That's where the stories in this issue come in handy. Each is designed to help you make the most of a Bend summer on the home-front, from outdoor entertaining ideas, meals to cook and serve outside, and the most up to date outdoor furniture and décor. Read about sustainable gardening, reducing or eliminating your lawn, and the best in outdoor lighting and heating to make the most of outdoor living.

Bend is not just a beautiful palette to work from, it's also home to talented home design professionals. Read about the creative pros behind a gorgeous new townhome on the river in the Old Mill District and an equally stunning home in the woods outside of Sisters. Before next winter hits (gasp!), read up on how you can prepare your roof against ice dams and problems associated with snowfall. If you are the owner of an investment property that you rent to others, read about property management solutions that make sense to everyone. Finally, catch up on current local trends in Bend's hot real estate market.

In our calendar, find out about all of the best summer events and art shows, including Bigstock, a music festival to be held this August 10. The event is the premiere event of *Bend Magazine*, *Bend Home + Design's* partner publication.

We are delighted to share these stories and more with you in our summer issue. Happy reading!

Kim Cooper Findling
Editor

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Happenings

WEST SIDE VILLAGE IN THE WORKS

The creation of a six-story, 200-unit mixed-used apartment complex, on the site of the old Ray's Food Place supermarket that collapsed under heavy snow back in 2017, is moving forward. Plans for the new buildings that were submitted by Eugene-based developer, DeChase Miksis, gained approval in mid-2018. With no word yet on how the apartments will be priced and marketed, the new housing complex is being compared to the Crescent Village Apartments in Eugene that were created by the same developer. The initial floor plans show one-bedroom, two-bedroom and three-bedroom units with the largest two-bedroom units coming in around 1,200 square feet. The West Side Village, as the new development has been dubbed, will have shops on the ground level with residential spaces on stories two through six. There will also be a stand-alone commercial building where a restaurant will eventually go. Overall traffic volume for the space is still predicted to be significantly lower than what was generated by Ray's.

RENDERINGS/PHOTOS DECHASE MIKSIS

The Deschutes Gets Stamped

In late 2018 the US Postal Service announced that it would be releasing a series of stamps designed to commemorate the National Scenic and Wild River Act. The act puts into place federal laws that protect portions of the nation's most pristine rivers through limiting development on the banks of those rivers. The stamp collection will include twelve distinctive rivers throughout the country that are protected by the act, including our own Steelhead Falls. A stamp features a photograph of the falls on the Deschutes River photographed by Bob Wick. Other rivers featured in the collection include the Owyhee, Snake, Missouri, Skagit and Flathead. Issued as Forever stamps, the collection was released in late May and is available at your local post office.

Happenings

AN INDIE **OASIS**

Tucked away on a back street in downtown Bend lives an oasis for independent film lovers. For years, this 30-seat theater in Tin Pan Alley has been supplying Bend with more obscure, less commercially viable films that don't make it into the larger screened cineplexes. The aptly named Tin Pan Theater will continue to provide Bend with its indie film fix, and thanks to its recent acquisition by BendFilm, the theater will continue to expand its offerings. BendFilm has been putting on the BendFilm Festival every fall for nearly fifteen years and provides a platform for both aspiring filmmakers and established auteur's alike.

Todd Looby, the executive director of BendFilm, describes the situation as a win for both the Tin Pan Theater and BendFilm but he is quick to recognize that the real winners are film buffs. BendFilm has plans to create new programming at Tin Pan, such as a thematic-based Iranian film series that is already in the works, in the hopes of creating an atmosphere where people can learn, share and discuss, using film to drive the conversation. This falls in line with BendFilm's mission of bringing great cinema to new audiences while creating conversation and dialogue around important social issues. With no plans to overhaul the current space—aside from reupholstering the chairs—there are plans to create an online ticket sales option that will allow filmgoers to buy tickets in advance.

Take the Bend Pledge

"Help Leave Bend Better Than You Found It." So says Visit Bend in a new campaign aimed at visitors—and residents—to this fine city. The Bend Pledge is a code of conduct for everyone who spends time here. Calls to action to make this place better include using reusable water bottles, picking up trail litter, smiling at others and being a courteous driver. To back up the pledge, Visit Bend will give away two Bend vacations a year to those who submit the pledge online at their website. Whether you're in town for a day or a lifetime, you can help make Bend a wonderful place—and maybe even win a vacation too.

PHOTO JILL ROSELL

High School News

Building construction is slated to begin in July on a new high school at Knott and SE 15th Street in southeast Bend. The two-story school will include approximately 59 classrooms, a 600-seat auditorium, two stadiums, a media center and many sports fields. Meanwhile, massive improvements are in the works for Bend High School, the city's oldest high school, built in 1955. Nineteen renovations have been completed in the past six decades, but many improvements remain necessary, and $9.5 million was earmarked for Bend High from the school district's most recent bond, passed in May 2017.

Rather than continue to make modest improvements, however, the decision was made to undergo a near-complete overhaul for the campus beginning as early as next summer. Bend-La Pine Schools staff and Bend-based BBT Architects have developed a master plan for rebuilding most of Bend High's aging facilities, with the goal to eventually replace every building on campus except the auditorium, the production kitchen and the technology building. Mountain View and La Pine high schools were built in the late 1970s, and Summit High was completed in 2001. The Knott Road campus will serve as a new high school starting in fall of 2021.

RENDERING BEND-LA PINE SCHOOLS

REVITALIZATION ON THE **HORIZON**

The House Committee on Rules voted 6-1, sending a unique housing bill focused on development in Bend to the floor of the Oregon House of Representatives. House Bill 3450 could allow the City of Bend to redevelop existing commercial space, such as older strip malls, into hybrid buildings that have retail shops on the ground floor and apartments on the floors above.

Similar to the development model applied to the new West Side Village apartment complex, this bill is meant more for the older sections of Third Street in Bend. The land would remain zoned for commercial use, but would allow housing to be built into the new developments. Though the 2019 legislative session will conclude at the end of June (before this goes to press), it is possible that the bill could get through the House and Senate prior to adjournment.

The bill was originally slated to be implemented statewide, but the potential adverse effects it could have within certain Oregon communities made it a deal breaker for Democrats. This makes the potential legislation special in that it has been reworked and voted on at the state level specifically for issues that are unique to Bend. As Bend is now one of the fastest growing cities in the United States, Oregon seems more willing than in the past to entertain legislation that is created with the distinctive needs of our community in mind.

Out-of-State Builders in Bend

D.R. Horton, one of the nation's largest homebuilders, based in Texas, is back in Bend. Many see this move as a vote of confidence in the long-term real estate market in Central Oregon. D.R. Horton bought 49 lots in the Stone Creek neighborhood in southeast Bend, last year, and has several homes under construction. The master-planned community is near Silver Rail Elementary. The production builder D.R. Horton is an anomaly in Bend. The homebuilding scene in Central Oregon is dominated by local companies, though two of them—Hayden Homes and Pahlisch Homes—

RESIDENTIAL REAL ESTATE **ON THE RISE**

Bend's recent rapid growth (the metro was again among the ten fastest growing in the country last year) isn't just limited to population. The area's economy is also at the top of the heap, according to the prestigious Milken Institute.

The L.A.-based think tank and research center ranked Bend as the number one performing small city in the country in 2018 based on several key economic measures. It is the third year in a row that Bend has sat at the top of the Milken report, which was released in January. The study noted that Bend ranked number one in job creation and wage growth over a five-year window. Bend was also the only city to rank in the top 20 for each of the ten key measures used in the study.

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$245
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1241
TOTAL CLOSED **RESIDENTIAL** TRANSACTIONS

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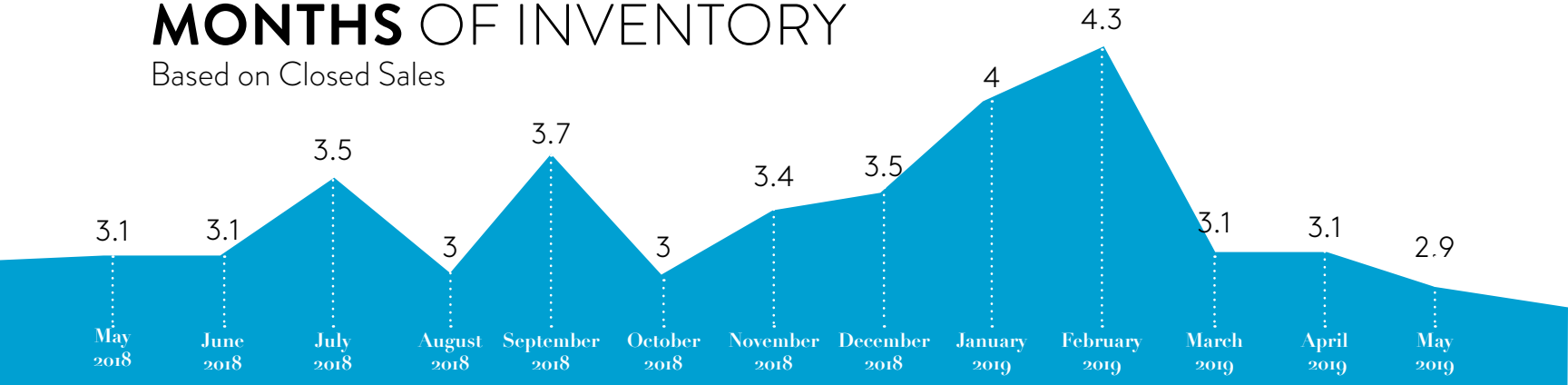
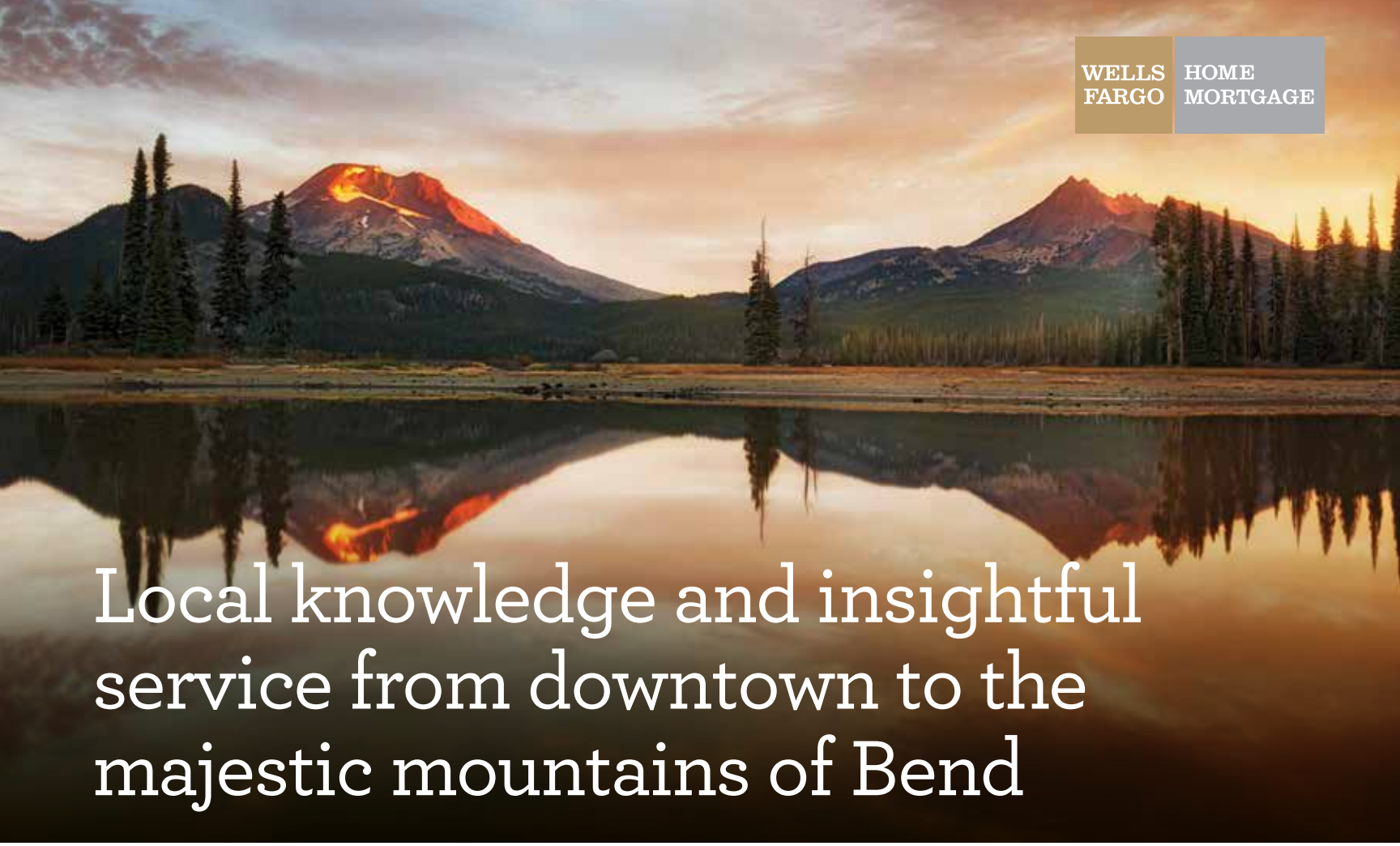
TOTAL SALES VALUE

119
TOTAL CLOSED RESIDENTIAL **LAND** TRANSACTIONS

MONTHS OF INVENTORY

Based on Closed Sales





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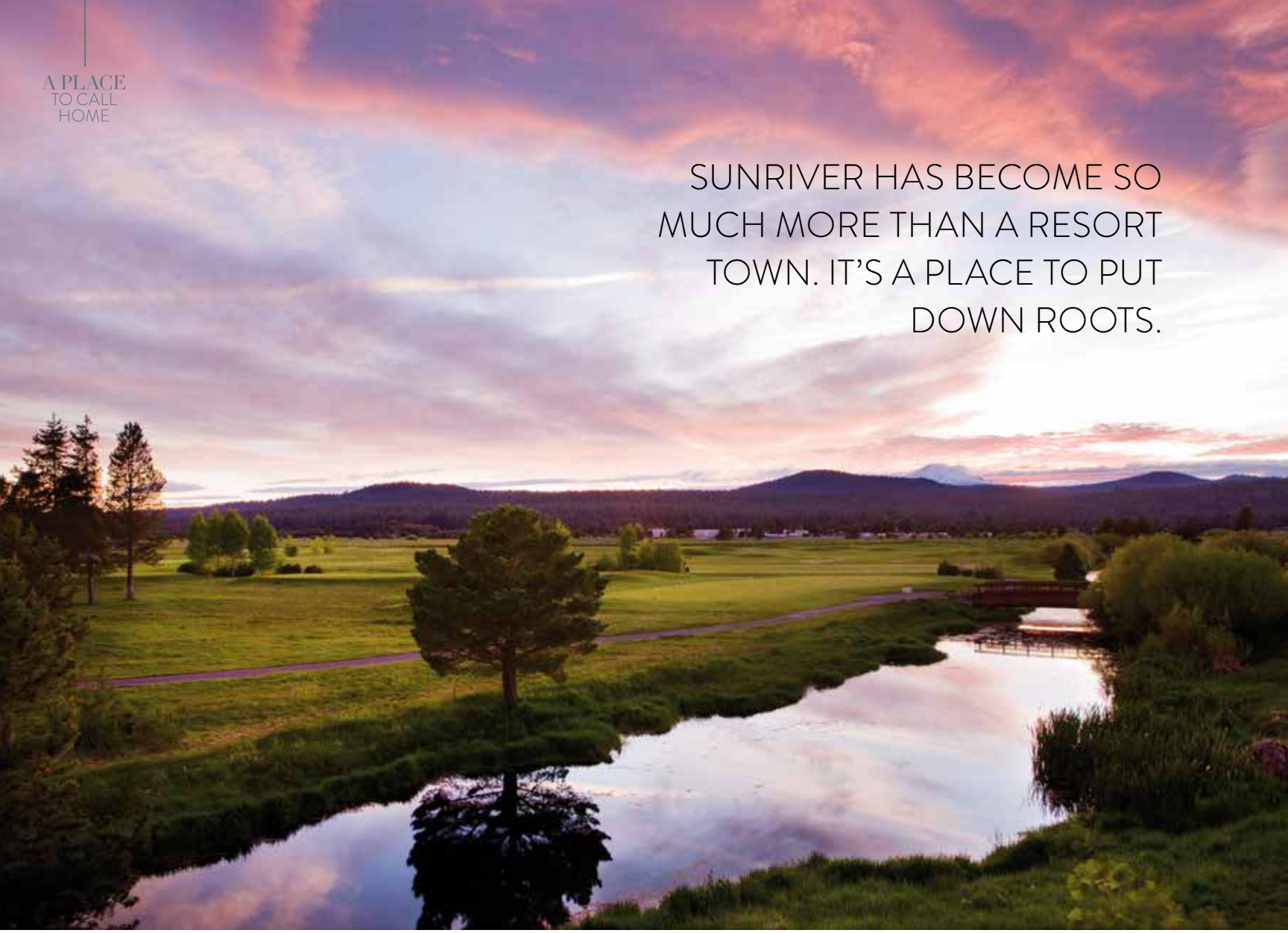
Over the River and Through the Woods

LIFE IN SUNRIVER IS QUIET AND SURROUNDED BY AMENITIES

WRITTEN BY BRONTE DOD

If there was ever an idyllic place to grow up, Sunriver may be it. Consider biking and walking trails right outside the front door, acres of forests to play in and explore, and, of course, the Deschutes River meandering and winding through. Sunriver has drawn families for decades who are looking for a little bit more space than a city offers. Part mountain village, outdoors mecca and arts hub, Sunriver has become so much more than a resort town. For many, it's a place to put down roots.

PHOTO COURTESY SUNRIVER RESORT



SUNRIVER HAS BECOME SO MUCH MORE THAN A RESORT TOWN. IT'S A PLACE TO PUT DOWN ROOTS.

Carolyn Pearson has lived in Sunriver for thirty years. She and her husband, Rob, brought their three kids to Sunriver after she took on a teaching job at Three Rivers K-8 School. "We both wanted a calm environment where we could be in nature on a daily basis," said Pearson.

Today, Sunriver, about twenty miles south of Bend, has about 1,400 full-time residents, according to the latest census information. Built around Sunriver Resort, here families find plenty of amenities, including grocery stores, gas stations and the ever-growing Village at Sunriver. Local businesses like Goody's ice cream shop, Sunriver Sports, The Hook Fly Shop and Sunriver Books & Music have kept the small-town atmosphere alive and the local economy thriving.

Other draws to Sunriver include the Sunriver Nature Center and the Oregon Observatory, which has eleven telescopes and an outstanding view of the night sky. There's also a growing arts scene, with small galleries featuring local artists and artwork. Local restaurants include the award-winning brewery Sunriver Brewing Company, South Bend Bistro and Marcello's Italian Cuisine.

"Moving to a small community was not an issue for us," said Pearson. "You know each other, you have frequent contact with each other, and if you stay, you build a history with each other. Not everybody loves that, but we do."

Pearson and her husband, who worked at a local church, have been longtime active members of the community, developing scholarship programs for students at Three Rivers as well as the Sunriver Music Festival. "It helps you stay connected, so you invest in each other and the needs of the people around you," said Pearson.

Despite a consistent tourist population, the town has retained its community atmosphere. "There's always the downside and the upside," said Pearson. "It gets noisier, and tourists are less respectful of the environment. You take it in stride when you decide to live here."

For Pearson and others, living within easy access to natural areas makes up for the extra visitors. "There's a sense of gratitude that comes from being in a setting that Sunriver offers," she said. "It's a place that we have access to on a daily basis, so I just personally thrive on that."

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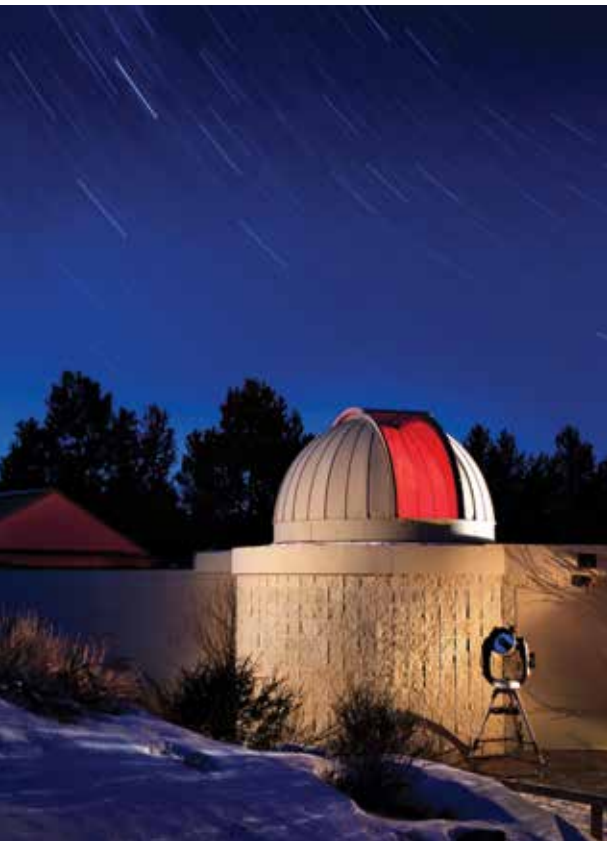
Courtney Equall and her family are a new addition to the area. A few years ago, they moved from Texas back to the Pacific Northwest to be closer to family. "We landed on Bend, and looked at the market, but knew we wanted a little more room for our kids. We didn't seek out Sunriver, but we are really happy we landed here."

Equall runs a popular interior design blog Girl & Grey. Her home is in a growing neighborhood that has lots of room for her three kids to play. "We have a half-acre, and we're on one of the canals on the Deschutes. It's so much fun for the kids. We put kayaks in the water in our backyard and float to the river." She took advantage of the short drive to Mt. Bachelor and put her kids in ski school in the winter. Her kids also "go crazy" for SHARC, the Sunriver Homeowners Aquatic and Recreation Center that features indoor and outdoor pools.

Equall said that they were pleasantly surprised at how many young families live in their neighborhood, including a lot of transplants like them. "Everyone comes from somewhere else, and everyone who's here wants to be here." BH



Top SHARC Aquatic and Recreation Center is a watery indoor and outdoor playground that is especially popular with the kids.

Middle Left The Oregon Observatory at Sunriver has eleven telescopes and night-time programming.

Middle Right The stables offers horseback riding tours, trail rides and lessons.

Bottom Left At the Village at Sunriver, local businesses and restaurants like Sunriver Brewing entertain locals and visitors.

Bottom Right The Deschutes River is Sunriver's central attraction, and beckons boaters, floaters, wildlife watchers and walkers to its banks.

PHOTOS COURTESY SUNRIVER RESORT

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IN THE **HEART** OF BEND

WATERFRONT OLD MILL DISTRICT HOMES CAPTURE **ICONIC CENTRAL OREGON CITY LIVING**

PHOTO CHRIS MURRAY

"ONE OF THE COOLEST THINGS IS HOW THE TOWNHOME EXPANDS SPACE AND INTEGRATES INDOOR AND OUTDOOR LIVING."

Imagine sitting on your private rooftop deck, watching paddleboarders navigate the Deschutes River, seeing birds catch an upward draft, the full array of Cascade Mountains spread before you and live music drifting over from the Les Schwab Amphitheater. Those are among the many benefits of owning a townhouse at the heart of Bend in the Old Mill District.

High Plateau Development, a regional company based in Bend, has developed several luxury residential properties along the Deschutes River. Its current development includes four townhomes being built by Stillwater Construction. "People who buy these townhomes want to be in the middle of everything, all the activities that draw people to Central Oregon," said Bart Mitchell, a lifelong Central Oregon resident who started Stillwater in 2007.

That aspect was among the selling points that drew a Portland couple to the first townhome finished by Stillwater. "We know a lot of people who have moved to Bend and wanted to be more remote and more chill, but we loved the idea of being right in the hub of things," the homeowner said. The couple moved into the home in March after a good building experience with Stillwater.

"We'd never built a house before and were kind of skeptical about how things would go," the homeowner said. "Bart gave us a date, and he came through with everything. The home design was wonderful. Because we got in at the ground floor, we were able to make a few changes and customize our home to us."

Mitchell said his company spends extra time up-front on planning and budget forecasting. "We provide clients with daily progress reports, photos and updates on what comes next," he said. "We have constant communication, and a consistent and loyal group of subcontractors."

A key team member is Melanie Buccola, owner of Inside Buccola Design, who took the lead on interior design decisions. "When we started working with the architect, we had the challenge of a tall, narrow space," she said. "One of the coolest things is how the townhome expands space and integrates indoor and outdoor living."

The townhomes face west and are a few feet back from the walking path that meanders between Farewell Bend Park and the Old Mill shopping and dining district. The patio with its retaining walls, native grasses, water features and firepit provides a nice transition to the home's interior. Because of foot traffic on the path, especially during summer days, the architects designed the patio to be ten to twelve feet higher than the trail for privacy if an owner wants it.

Each unit contains about 3,000-square-feet of space, spread over three vertical floors, with maximum orientation toward the views. Access is either through the one-car garage with

PHOTOS THIS SPREAD CHRIS MURRAY

Developer
High Plateau Development
Builder
Stillwater Construction
Interior Design
Melanie Buccola, Inside Buccola Design
Sales
Ryan Buccola, RE/MAX Key Properties

a convenient entrance into the mud and laundry room or through the front door. Both entrances are off Theater Drive.

Designed by the architectural firm, Ascent, the townhomes have the unusual feature of two large sliding glass doors by LaCantina in the great room that open onto the patio with no post between them. "The inside corner, zero-post doors are a major trend right now and are on everyone's hot list," Mitchell said, adding that they seamlessly blend indoor and outdoor living spaces. In addition to the main floor sliding doors, the second and third stories have multi-slide doors onto outside decks.

The first-level great room is open and light filled, with the kitchen separated from the dining room by a quartz-topped island that allows someone preparing food to enjoy the view and be part of the room's activities. Harvest Moon Woodworks custom made the kitchen cabinets in a mix of styles—dark woodgrain and high-gloss white to create an ultra-modern feeling. All appliances are professional grade made by Dacor.

A gas fireplace is surrounded by floor-to-ceiling black concrete, created by Cement Elegance, and provides warmth on cold winter days and ambiance for entertaining or reading a book.

A "floating" staircase of steel construction and white oak steps connects the three stories. The floating part refers to a style of construction in which the vertical rise or back of the stair is eliminated, creating an open space between steps. Each step is fused to a massive steel beam for support and the creation of a modern, industrial feeling. The bottom of each step has a strip of soft LED lights for safety and ambiance.

Four large skylights at the top of the staircase beam natural light downward and onto the middle of each floor.

Each townhome has three bedrooms, four baths, a powder room, an office and a family or bonus room. Although the floor plans can vary between units, the second and recently completed townhome has three bedrooms on the middle floor. Two bedrooms, including the master, have full west views. The third bedroom has its own bath and small east-facing deck. The master bedroom has a private bath with a vessel tub, large shower enclosure and closet space for two.

The family or bonus room on the third floor has a built-in wet bar with an icemaker, mini-frig, bar, sink, dishwasher and wood-grain cabinets for storage. It also has a bathroom, a large wall for a big-screen TV and lovely Turkish, textured mosaic tile from Ann Sacks. Sliding doors lead to a deck for dining, entertaining or sitting under the stars.

The three remaining townhomes are being marketed by Ryan Buccola of RE/MAX Key Properties. One of these was finished in May, and the developer hopes to have the other two townhomes ready for sale in early 2020, with an asking price of between $1.9 million and $2.l million. "This is a unique location," Buccola said. "We're selling waterfront homes in the desert in the heart of the Old Mill." BH

PHOTOS THIS SPREAD CHRIS MURRAY

Top *Notch*

IT'S ALL IN THE NAME FOR NORTHWEST QUALITY ROOFING

For Jake Woodruff, a job isn't worth doing unless it's done right. That mantra is what drove him to start Northwest Quality Roofing a decade ago.

Woodruff moved to Bend and started working at a roofing company when he was 19 years old. He followed the roofing career path and honed his skills, then moved onto the business side of the industry.

After working for roofing companies that would cut corners to save costs, or wouldn't keep the customers' best interests in mind, Woodruff wanted his company to be different. "I just wanted to service customers better and hire high-quality individuals to represent the company on the job site," he said. He formed Northwest Quality Roofing with his wife, Gretchen. "She's the organizer and driver of the company," he said.

There's a sign above their shop door with a quote from Henry Ford that reads, "Quality means doing it right when no one is looking." It's a daily reminder for the company and its employees to always put service above costs.

Northwest Quality Roofing primarily works with residential homeowners.

Jake and Gretchen Woodruff

They work on custom and new construction projects as well as re-roofing projects for Central Oregon homes. "Customer satisfaction is our number one goal," said Woodruff. "It's a huge purchase, and no one is excited about it. We try to navigate people through the process."

Woodruff said that not sacrificing quality is what sets them apart in the industry. "It's important to us to make sure clients are getting the best project for their budget. We sometimes take hits on price at our end, but we want to make sure the customer is getting the best possible job they can get."

In Central Oregon, Woodruff said that the biggest trend in roofing is

> IT'S IMPORTANT TO US TO MAKE SURE CLIENTS ARE GETTING THE BEST PROJECT FOR THEIR BUDGET.

that customers are making sure they are protected from snow damage and ice dams. Northwest Quality Roofing has taken on those projects head-on to prevent that problem in the future for customers. "We don't do things we know aren't right for this climate," said Woodruff. They have a shop where they can create all the custom flashings that customers may need for their roof. "We offer the overall package when it comes to water-proofing the roof," he said.

They're also committed to giving back to the community that has supported the company in its growth. Each year, they hold the annual "Raise the Roof" contest to give away a free roof to someone in need in the region. Community members can nominate themselves or someone they know, and Northwest Quality Roofing employees, about 35 in all, vote to choose the winner. The company also sponsors local youth sports and volunteers with Habitat for Humanity.

"We just want to be the company that does the right thing, no matter what," said Woodruff. BH

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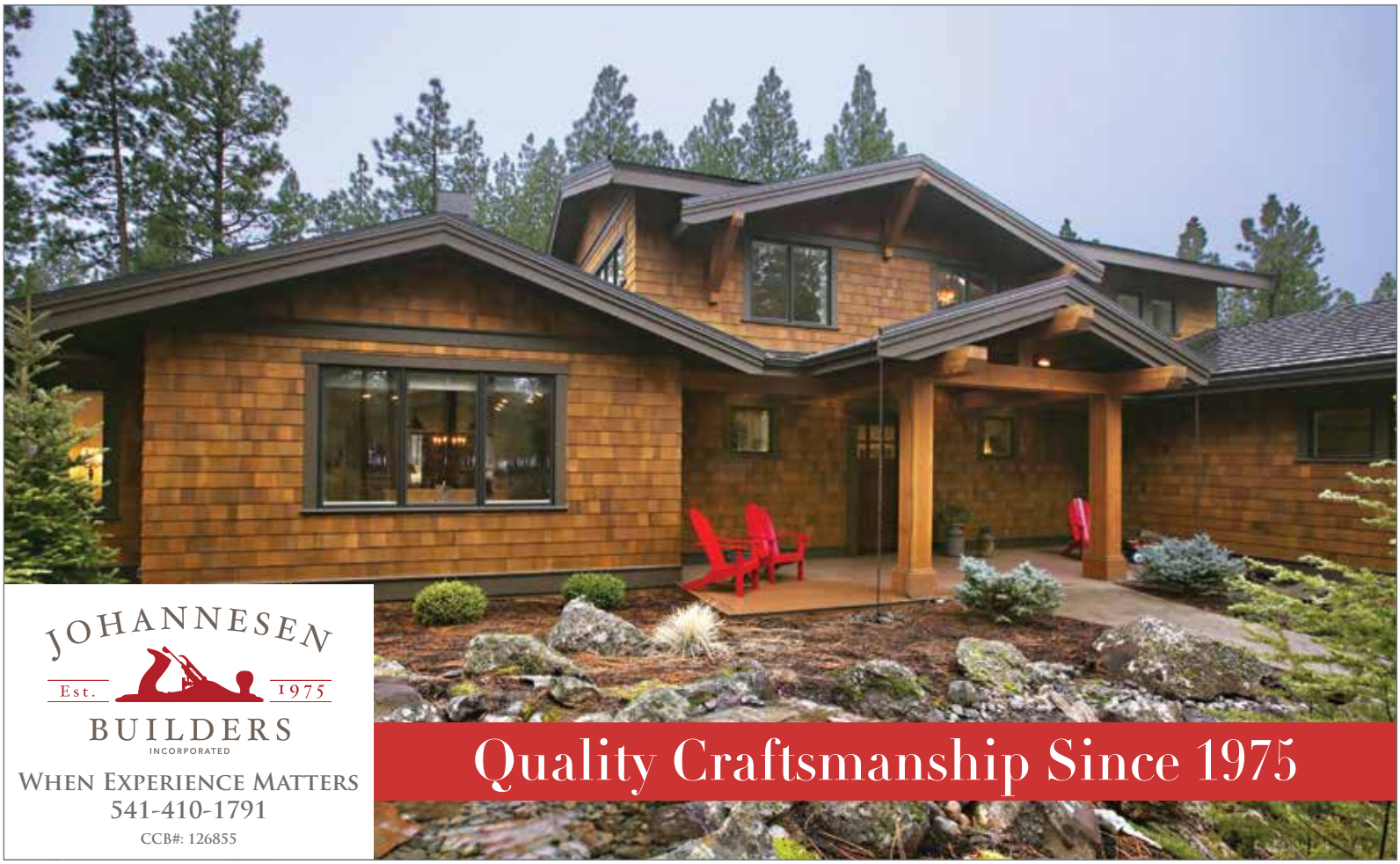
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Hawk's-Eye View

AN ALPINE-VIEW HOME INSPIRED BY THE WINGS OF A BIRD OF PREY

It's hard not to notice the large lava rock boulder embedded in the concrete floor just inside the entryway of Glenn and Suzanne Walker's home near Sisters. But at the same time, the rock blends into the new home the way it once blended into the land on which the property sits, overlooking a sage-hued meadow and gentle bend in Wychus Creek.

The rugged landscape is Central Oregon to the core, with majestic mountain views and abundant wildlife—including a resident Red-tailed Hawk that appeared each time designer and architect Wendy von Kalinowski visited the property. That hawk, in fact, became the inspiration for the project, with the floorplan of the modern home reflecting the outline of a hawk's wing extended for flight and the design taking on the name, "Hawk's Wing."

It's all just part of the vision of Studio von Kalinowski Design, a partnership with Wendy's husband, master craftsman and builder Mark Smeltzer. The unique setting was a perfect match for the studio's mission to work hand-in-hand with clients on creating a holistic design that brings daily inspiration to their lives. "Each project is a design journey and working with the Walkers became a creative collaboration of expressing the design concept all the way through in every detail," von Kalinowski said.

Along with the lava boulders, the home's interior is styled with raw materials and elements befitting the landscape. Custom pine planks milled into bench seats and bedroom side tables were both made from wood harvested on site. Hot rolled steel panels with matching flame effects, sculptural pendant lighting and built-in niches for personal treasures are unique and reflect the home's surroundings.

Massive, charred beams above the main living area represent the wings of that Red-tailed Hawk. "Wendy never stopped revisiting her ideas with us to be sure it was what we wanted," Suzanne said. "The entire process was inclusive, and we so appreciated that—and her eye for detail—at every turn."

The single-level home sits on a rimrock cliff overlooking Willow Springs Preserve, a 130-acre protected area along Wychus Creek managed by the Deschutes Land Trust. Views of the meadows and the mountains beyond dominate the living room, dining area and kitchen thanks to massive windows and bi-folding doors. With light pouring through every corner of the home, it's as though the design brings the wilderness inside.

"We love the way our home captures the expansive views," Suzanne said. "The careful placement of the windows frames the different peaks from the Three Sisters to Mt. Jefferson. It gives each living space its unique perspective.

The home is actually a little larger than the Walkers initially wanted, but von Kalinowski was able to create a coziness within the 2,700-square-foot layout. With a home office "wing" for Glenn, and dedicated spare bedroom for visitors, it serves the family's desired multi-functional needs.

"My goal is always to design spaces that

PHOTOS STEVE TAGUE

Studio von Kalinowski Design
studiovkdesign.com

support, nurture and inspire those that will live in their home," von Kalinowski said. "For me, this home captures not only the physical elements and aesthetics that define its unique setting, character and richness, but also the holistic side of my clients' lifestyle."

For the Walkers, yoga and meditation are central to that lifestyle so von Kalinowski designed a space in the master bedroom for yoga and a small, inviting alcove off the living room that doubles as an extra sleeping space. "We start every morning "sitting" together, be it in meditation or contemplation and study," Suzanne said, "so we wanted a cozy east-facing sacred space where we could wake with the sun and welcome the day in our way."

Glenn is also a musician. A separate music room showcases several of his beloved bass guitars and gives him a creative retreat of his own within the home.

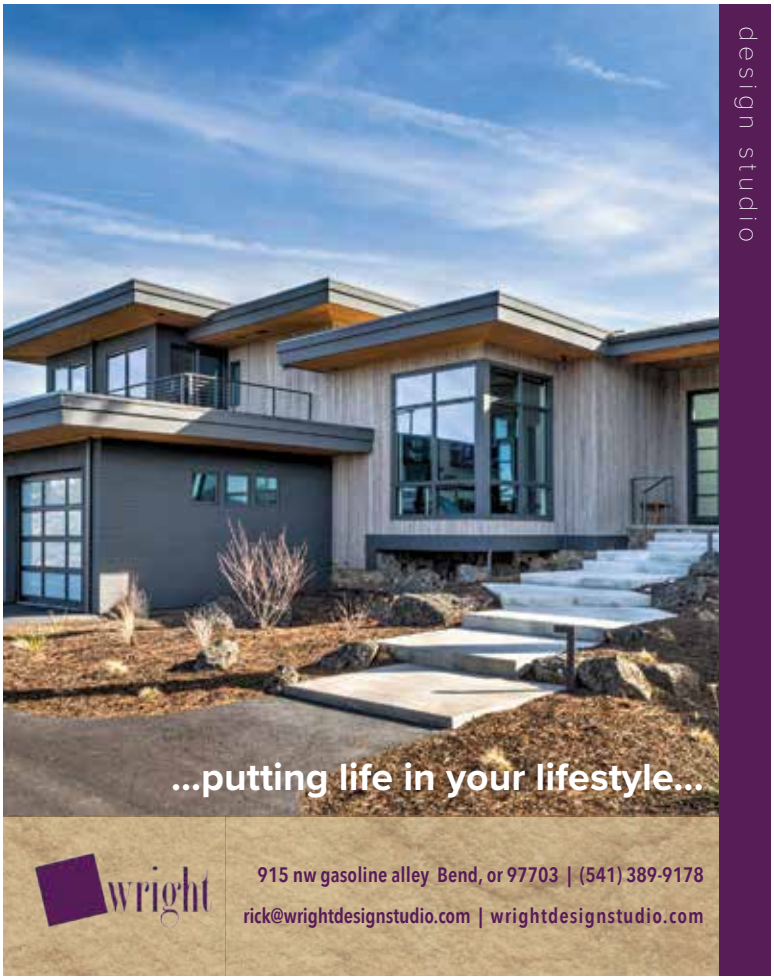
Outside, the home is both striking and remarkably unassuming considering the exterior is much darker than the other homes in the area near Aspen Lakes Golf Course. von Kalinowski said the color palette for the home's finishes are "all visible within the soft plumage of the hawk if one could get so close, but more easily found on the surface of the site itself." The burnished color of lava rock, the soft grays of juniper trees, the charred charcoal color of trees once struck by lightning help the home once again both stand out and blend in.

Bryan Rhodes, the design team's official "rock guru," was able to create lava rock steps that look like they appeared naturally, leading from the wrap-around back deck to a pebbled sitting area and fire pit. Lava rock berms are extending arms from the rocky ridge, built up in front to add to the topography and create additional separation from the home to the road. And a septic system is virtually unnoticeable thanks to strategically placed trees and rocks.

The Walkers selected plant materials used both inside and out that were either native to the area or would further enhance the native landscape. "From plan to finish, the concept stays within the site's natural elements that inhabit the immediate and surrounding environment," von Kalinowski said. "The design focuses on the uniqueness of the property."

Suzanne said the home turned out exactly as they hoped. "It's challenging to explain and express what you dream your home to be," Glenn said. "You use feelings and words that your designer has to interpret into physical spaces and Wendy did just that."

PHOTOS STEVE TAGUE



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OUTDOOR Sanctuaries

CREATE A PEACEFUL RETREAT IN YOUR OWN BACKYARD

WRITTEN BY LEE LEWIS HUSK

PHOTOS BY MIKE ALBRIGHT

Whether you live on a small lot downtown or on many acres in the country, an outside retreat adjacent to your home can be a place to rejuvenate and reduce life's stresses. From March to October—and sometimes through the winter months—Central Oregonians seek sanctuary in the outdoors. You don't need to drive to the river or into the mountains to achieve the respite provided by a beautiful outdoor space. Cultivate a peaceful retreat right out your own back door.

Kathy DeGree and her husband, Butch, have spent three decades building and fine-tuning an outdoor oasis at their Awbrey Butte home. "We live a crazy life," said Kathy, who co-owns two Black Bear Diners with Butch. "We wanted a place to sit outside and enjoy the calming effect of water going over rocks."

Longtime Bend residents, the couple has incorporated into their yard many of the high desert's most popular features for outdoor living, wildlife viewing, star gazing, listening to music and hosting small intimate gatherings of friends.

Here are a few ideas from the DeGrees' yard, designed to regularly transport busy people from adrenalin-jazzed days to the calming zone of a private retreat.

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WATER

Humans naturally gravitate to water. Nearness to water can trigger feelings of tranquility, peacefulness and even happiness. Homeowners can incorporate a simple bird bath, a cascading waterfall, a meandering stream or a pond to reap these benefits. Water also connects us to the natural environment by attracting wildlife. The DeGrees installed a meandering creek that flows down a gentle slope into a small pond where Kathy says two goldfish they bought four years ago have grown into beautiful and large koi. Whether you do the work yourself or hire a local company, water features can be incorporated into both small and large spaces and on any budget.

FIRE

The yin to water's yang, fire creates warmth, security and recalls our prehistoric roots. In Central Oregon where wildfires are a constant threat, firepits and fire features can be safely added with thought and care. Many homeowners' associations ban the use of open wood-burning firepits, but gas or propane-fueled features of every size, shape and cost create ambiance and an inviting place to unwind, share stories with friends and enjoy a warm spot to contemplate the universe.

KITCHEN

A major trend in new homes, outdoor kitchens can involve elaborate features such as built-in cabinets, stoves, drink coolers, refrigeration, counter space and sinks, plus furniture for sitting and eating meals. Or they can be simple additions, such as a BBQ, casual seating and a portable drink caddy. The DeGrees created a covered cabana-style bar with a mini-fridge for drinks and snack food with stools arrayed around the bar for conversation. They also built a brick-and-mortar wood-fire oven that bakes a perfect pizza and roasts meats, including the Thanksgiving turkey.

FURNITURE

Furniture can be a major part of any backyard retreat and also serve to partition space. For example, a homeowner may wish to have more formal furniture near sliding doors to enhance flow between the home's interior and exterior, with a more casual bench strategically placed some distance away under a shade tree or near a water feature. Side tables, ottomans, pillows and cushions add functionality and comfort. The DeGrees placed an adult-friendly swing near the bar with cushions and seating for two. It's one of the first places Kathy heads to after work. From there she can observe wildlife, including a pair of owls that return each year to raise their young.

GARDENS

What's an oasis without a garden or attractive landscaping? It's almost a given that homeowners will want to incorporate living things into their Eden, whether that means native plants of the natural desertscape, potted plants, hanging flower baskets, special gardens for attracting butterflies, or trees and shrubs that create shade on hot summer days. With proper placement, taller plants and trees can double as privacy screens from adjacent properties. Newcomers to the high desert, though, might heed this warning: deer love roses, tulips, day lilies, dahlias and just about anything that costs a lot of money. So check with garden stores or the Oregon State University Extension Service for advice and a list of deer-resistant plants.

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GARDEN PARTY

STYLE GUIDE

The air is warm, the sky is blue--the chair is terrible, the ground is hard. Not so much anymore. These days, the comforts and amenities of indoor living have made their way outside. It's not uncommon to see couches, pillows, china and glassware in the garden. Not to mention glamourous accents, elegant lighting and luscious linens. Check out these ideas to make your outdoors as comfy as can be this summer season.

Inside goes outside

Don't worry about exterior-only fabrics. Bring some of your favorite interior accesories outside on nice days and lounge the hours away.

Texture is Tried and True

Wicker provides structure and texture, but pair it with cushions and pillows for comfort. Stone and wood are practical, but top them with a rug. Mix fabrics like wool, silk and cotton to cover all bases for look and style.

Layer up!

The evenings cool quickly in Central Oregon. When you're outside, you really can't go wrong with layers. Give each chair a blanket of its own, and a pillow too, to keep guests happy until after dark.

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Lighten up!

Don't forget to add ambient lights to your patio. Permanent fixtures are great, but pair them with some great seasonal string lights for mix-and-match lighting happiness.

Small changes Big impact

Start with basics and then change with the weather. A few simple swaps to accessories can make your outdoor space feel like a whole new world as summer days go by.

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LIGHTS, HEAT, ACTION!

KEEP THE OUTDOORS COZY UNTIL LATE IN THE EVENING THIS SUMMER

WRITTEN BY PENNY NAKAMURA

Summer in Central Oregon is our time to bask, play and even dine in the sun. But when the sun starts to set, the high desert air gets chilly and the sky gets dark fast. We asked Bend resident Patrick Howard, master host for outdoor entertaining, for a few tips to illuminate and warm up your outdoor areas to extend your summer days well into the night.

PHOTO ROSS CHANDLER

MAKE IT HOT

At home in his backyard, Howard has a built-in gas fire pit, which delivers not only warmth but also ambiance for guests, who gather around the fire while sipping wine at the NorthWest Crossing residence.

Fire pits come in various shapes, sizes, and fuel sources, from gas-powered to wood-burning. Growing in popularity are table fire pits, which ensure your guests stay warm at dinner time, as the flames are centered in the middle of a patio table. Other popular alternatives to a fire pit are outdoor fireplaces and outdoor heating towers.

Many families prefer the outdoor fireplaces, as they're self-contained units which are generally safer for young children, but because they are a built-in part of an outdoor patio they tend to be pricier than a fire pit or a heating tower. Others prefer heating towers, as they're portable and can be moved from deck to patio with relative ease, many brands come with base wheels, making it more portable. These outdoor heaters are either gas or electric powered, and most newer models have an automatic anti-tilt shut-off for safety reasons.

Heating towers generate a good amount of radiant heat to a specific area, from a 6-foot to 20-foot radius depending on the model you buy. Similarly, radiant heaters can be mounted onto outdoor patio ceilings or walls.

Before you make a decision, check your city or neighborhood's regulations. Some cities, like Bend, do not allow outdoor wood-fueled fire pits.

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OUTSIDE LIGHTING

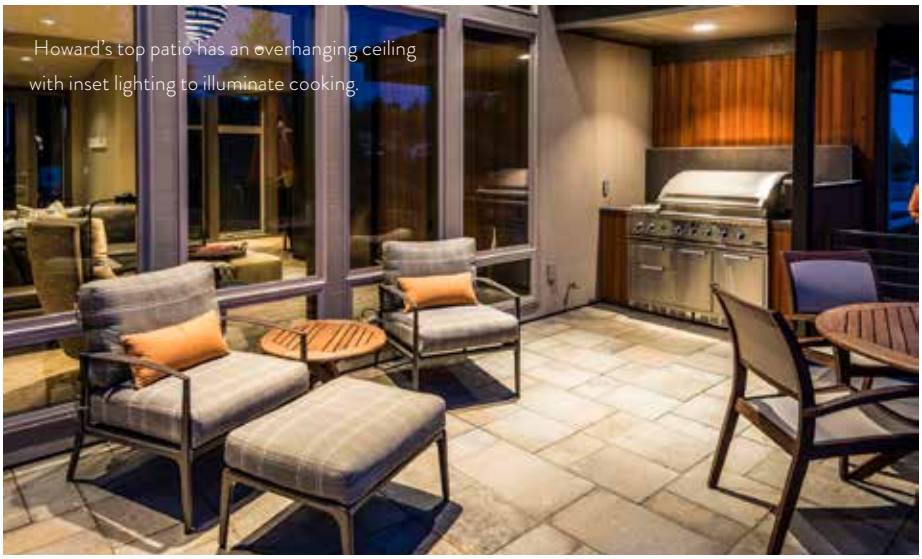
We're fortunate here at the 44th parallel, because the summer sun stays high in the sky late into the evening. But when the sun does set, you want your guests to be safe as they wander your backyard area, especially if you have stairs.

Howard has a three-tiered outdoor entertaining area, and as a retired engineer he planned low profile lighting on all the walkways and stairs. The lighting blends in with the landscape, so during the day, the units are barely noticeable, but at night they illuminate areas where guests may gather.

"I worked with my landscaper on illuminating the backyard area," explains Howard. Lighting needs vary, and direct lighting to provide illumination on a pathway was varied with more decorative lights to cast a glow on a landscaped feature. "We even illuminated the tree area, so you can see it at night." Decorative lights are generally not as bright, as those used for illumination, so keep this in mind when selecting your outdoor lighting.

Most recent outdoor lighting fixtures use LED lights, which not only illuminate brighter, but also are more energy and cost efficient. Solar outdoor lighting has improved over the years, but generally is not as strong or reliable enough to provide adequate illumination for walkways.

String lights in a patio area are used primarily for decorative use, and can set the mood for a sparkling night.



Howard's top patio has an overhanging ceiling with inset lighting to illuminate cooking.

Lighting ideas

PHOTO TOP ROSS CHANDLER

DON'T FORGET MUSIC

As an engineer, Howard believes every party needs a good sound system. He placed 30 speakers throughout his home, with another 15 speakers outside on all three tiers of his yard. He can control and stream his music from his iPhone or his iPad, and can have different music playing inside and outside. Howard is happy to deliver advice on music selection too. "Make sure your music playlist matches your guests' taste," says Howard. "My party playlist usually includes older and newer songs, to please my friends and their teenage children."

For an amazing outdoor space this summer, don't forget about keeping your guests warm and safe when the sun goes down. This is our time, when the snow is but a distant memory. BH

Organize Your Playlist

PHOTO TOP MARC HOWARD

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Al Fresco!

GREAT MEALS TO ENJOY OUTDOORS THIS SUMMER SEASON

WRITTEN BY PENNY NAKAMURA

PHOTOS BY ALEX JORDAN

In the summer, Central Oregonians can't get enough of being outdoors. The short, glorious season demands as much of our attention as possible. We want to do everything outside—even eat. Enter the patio breakfast, the picnic in the park, the al fresco dinner. Here are a few terrific recipes from the kitchens of locals to wow your friends with outdoor meals this season.

Patrick Howard's Korean Beef Skewers
see page 72

Penny Nakamura's Wild Rice Salad
see page 74

PATRICK HOWARD'S KOREAN BEEF SKEWERS

Retired engineer Patrick Howard has been hosting dinners and parties for friends and family for decades. "Always select an event or reason to have a party," he said. He entertains about twice every month of the year, but in the summer, he goes into high gear, often hosting parties once a week. His Korean Barbecue is a major hit. "Everyone who eats this loves it," said Howard. "It pairs well with rice, and you can make rice bowls with it, too." Howard said that leftovers also freeze well—if there are any.

4-6 lbs. beef (sirloin tip roast, center-cut brisket)
2 cups sesame oil
4 cups soy sauce
5 tbsp. garlic powder
½ cup white vinegar
Pepper
½ cup toasted sesame seeds, crushed
4 tsp. cayenne pepper
4 tsp. crushed red pepper
16 green onions, sliced

BAMBOO SKEWERS (THIS RECIPE WILL MAKE APPROX. 48 SKEWERS)

Combine sesame oil, soy sauce, garlic powder, vinegar, a sprinkling of pepper, crushed sesame seeds, cayenne pepper, red pepper, and green onions in a bowl. Stir until combined. Cut beef across the grain into thin slices. This can be done by partially freezing the beef (1 hour in freezer) and then cutting it with a sharp knife or home slicer. Place beef in bowl of marinade. Cover and chill in refrigerator for at least 4 hours; overnight is better. Place the meat slices on skewers and cook them quickly on the grill.

Charlotte VanValkenburg's Chicken Curry Salad see page 74

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PENNY NAKAMURA'S WILD RICE SALAD

I've always found this is an easy-to-make recipe for the summer, because it can be prepared long before your guests arrive, and it's best served at room temperature. Using a really high-quality virgin olive oil makes a big difference in the taste.

5 cups cooked mixed wild rice; make sure your wild rice mix has black Japonica rice in it. **(Trader Joe's makes a good wild rice mix; I cook two packages of it for this recipe)
¾ cup sliced almonds
¾ cup Kalamata olives
1 cup craisins
1 cup cherry tomatoes sliced in half
1 cup corn
1 cup shelled cooked edamame beans (optional)
¾ cup diced fresh peeled carrots
¼ cup chopped cilantro (optional; many guests don't like cilantro)

DRESSING FOR RICE SALAD

¼ cup balsamic vinegar
2 tbsp. freshly squeezed lemon juice
2/3 cup extra virgin olive oil
1 minced garlic clove
1 tbsp. Dijon mustard

Place cooked rice in a large bowl and let cool. Combine almonds, olives, craisins, tomatoes, carrots, corn, cilantro and gently toss. Mix all ingredients for the dressing, drizzle over the mixed rice and blend thoroughly. Add salt and pepper to taste.

KELLY WARNER'S CRAZY BEANS

Kelly Warner borrowed this recipe from her grandmother's Ohio kitchen. "No matter what backyard barbecue we have, you can be sure a pot of crazy beans will be on the menu," she said. The busy mother of three children said barbecues at their house usually consist of simple hamburgers and hot dogs, but no backyard party is complete without grandma's Crazy Beans, always a crowd favorite. "Even the kids love these beans, and they are very, very easy to make in a Dutch oven."

1 large can of kidney beans
1 can of wax beans
1 can of green beans
1 can of lima beans
1 lb. bulk hot sausage (cooked and drained)
1 can of tomato soup
1 can of tomato paste
¾ cup of brown sugar
1 tsp. dry mustard
Several strips of bacon

Drain all the beans and place in a Dutch oven. Combine all other ingredients and mix well. Top with strips of bacon and bake at 375 degrees for one hour.

CHARLOTTE VANVALKENBURG'S CHICKEN CURRY SALAD

Charlotte VanValkenburg waitressed during her college summers at a café in Sunriver, where she tried to figure out the details of a certain recipe that she particularly loved. The now longtime Bend resident and house designer said, "I've been making this chicken curry salad since 1992. We like to make this when we go river rafting or for an outdoor picnic," she said, adding that she serves it with a good bread or even on a bed of lettuce." Her husband Dale VanValkenburg said it's not only quick to prepare, but also gourmet-delicious, and something everyone seems to enjoy.

3 whole chicken breasts, diced and cooked in olive oil, salt and pepper
1 ½ cup mayonnaise
1/3 cup white vinegar
¼ cup chutney
3 tbsp. curry powder
1 cup diced celery
¼ cup diced onions (optional)
¼ cup golden raisins
1 cup salted cashews

Combine all ingredients well. It's best to let the flavors meld for at least an hour, but better overnight. Put the salad in your Tupperware, add an ice-pack in your backpack, grab some crusty bread and get ready for your picnic!

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Lawnless and Loving It

AN AMERICAN LAWN REVOLUTION

STORY BY *BEND HOME + DESIGN* STAFF

When it comes to our yards, the vast expanse of green we call "lawn" is under close scrutiny. Especially in the arid high desert, costs associated with water bills and the time and energy it takes to maintain a lawn draw questions as to whether or not it's worth it. Throw in the cost of mowers, edgers, thatchers and sprayers, as well as products to control weeds, insects and disease, and it amounts to a significant investment. Many of us who don't really use our lawns are considering making a change to the overall design of our landscapes.

Let's consider fun and creative ideas for eliminating or reducing your lawn.

LAWN BEGONE

Tired of your lawn? Get rid of it! This may sound good to many, but you will be immediately confronted with another problem. What to do with all that space that was once your lawn?

Try a rock garden. Across America, a growing number of folks are pioneering a new look for the traditional front yard—a design that eliminates green grass and replaces it with winding paths, dry stream beds, and rocks or stones.

Or consider xeriscaping, the term used for choosing native plants, and fewer of them, that require little water or maintenance for your landscape. Let native rabbit brush, manzanita and sagebrush work their way back into your environment.

There are also many great groundcover plants appropriate to the high desert which can fill in the space once filled with lawn grass. White clover is not only very drought tolerant but requires little water at all. Sheep's fescue is a great naturalizing grass that looks good with minimal watering and never needs mowing. Both of these choices can be established simply by sowing seed, thus reducing the cost dramatically. Once established they will give you that lawn-like appearance, minus the burdening costs of traditional maintenance.

Low growing groundcovers such as Wiltoni and Bar Harbor juniper offer an evergreen low maintenance alternative. Groundcovers such as Ajuga, Lamium (Dead Nettle) and Sweet Woodruff offer a similar low-growing look, but will grow very well in shady areas. Areas with poor soil can be filled with hardy perennials like yarrow or unique succulent colorful sedums. Creeping thyme is among the most popular, with white, pink or blue vibrant springtime blooms. Creeping Jenny, Potentilla Verna and Vinca vine also make great selections for your lawn-less project.

A LITTLE LAWN

Okay—so the kids have picnics and the dog still likes to roll on the grass. You don't have to eliminate your lawn entirely. Eliminate some, reserve what lawn you actually use, and consider "grasscycling" with the saved section.

Grasscycling means letting your lawn grow a little longer than you might normally in-between cuttings. The longer grass shades itself and the soil, reducing evaporation, making your water go further, and keeping the soil moister and healthier.

When you do cut, let the "haircut" fall back into the yard, also protecting the soil and preventing moisture loss. Regular mulching is another way to conserve water. The mulch covers the soil and keeps it moist, preventing evaporation. The end result is better living for the lawn you can't live without.

PHOTO BOTTOM BRANDON NIXON

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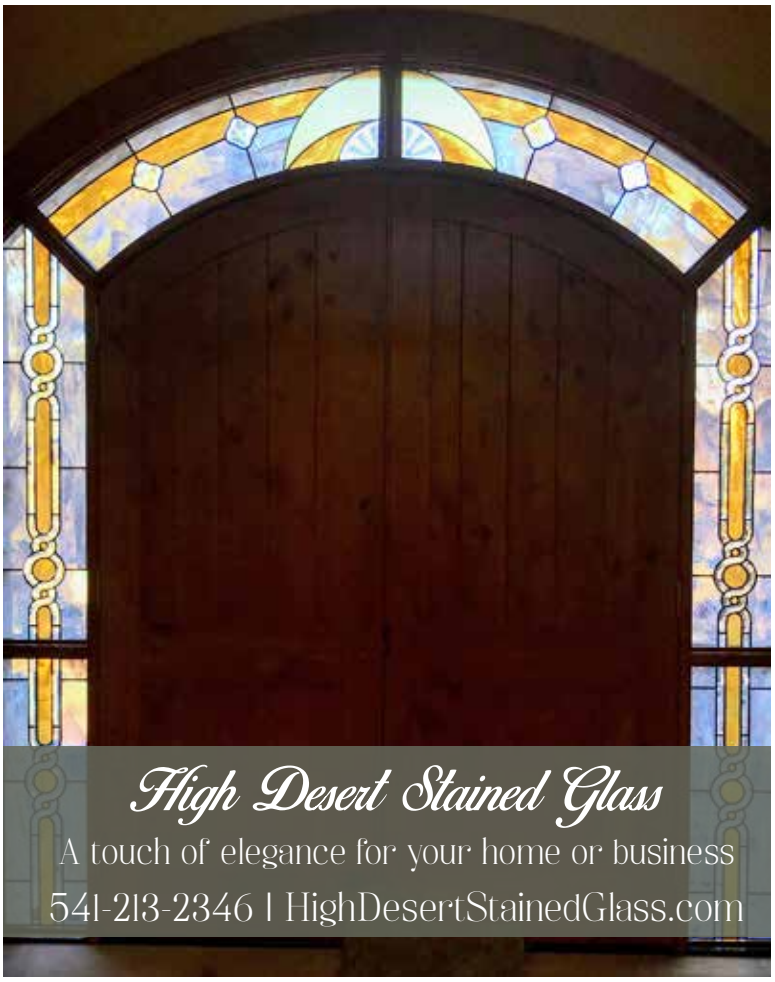

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Taking Sustainability Outside

WRITTEN BY *BEND HOME + DESIGN* STAFF

In the modern era, it's difficult to ignore the call for sustainability. Everywhere we look, we can find tips on how to incorporate ways to be easy on the planet into our lives, and even into our gardens and landscapes. *Bend Home + Design* sat down with Denise Rowcroft, School Gardens Program Manager with The Environmental Center in Bend, to gather a few tips on making your own personal outdoor space a little better for you, our earth and everyone else that we share this planet with.

PLANTING FOR POLLINATORS

Pollinators like butterflies help keep an ecosystem healthy and in balance. How can we help our winged friends do so? Plant milkweed seeds. "Flowers are the runway that attracts pollinators to your yard," said Rowcroft. Butterflies love the delicious milkweek nectar, and will pick up pollens to spread in the process.

COMPOSTING

Composting takes stuff you already have—organic matter from your kitchen or garden—and decomposes it to return it to the soil, enriching that soil in the process. Plus, composting means you don't have to pay the trash man to take away your kitchen scraps. Consider a backyard composting bin or a worm bin for your yard or garage. "If you live within the city limits of Bend or Redmond, you can toss fruit and veggie scraps into your yard debris bin," said Rowcroft. Then the trash man WILL take it away to recycle it into compost for you.

GET TO KNOW YOUR IRRIGATION SYSTEM

Even if you have landscapers who take care of most of the complicated stuff, it's a good idea to understand your watering system. Does the forecast call for rain for the next five days? Consider shutting the irrigation down for a while. Is your system watering in the middle of a hot summer's day? Check out the City of Bend website for regulations and advice about watering when it makes the most sense in terms of time of day, as well as when it will have the least demand on the city's water system.

SEEK OUT ALTERNATIVES TO CHEMICALS

A quick google search will deliver recipes using common—and harmless—substances to keep pests away from your yard. Ants hate coffee grounds; aphids will avoid banana peels. Staying away from deadly chemicals is healthier for the beneficial insects and animals that like to visit your yard, and for the humans that live there too.

BE NICE TO THE WEEDS

Well, you don't have to be nice to all of the weeds. But consider this—the very first dandelions of the season might look like bad news to you, but they are great news for the bees. "Those early yellow blooms are the first food the bees find after a long winter," said Rowcroft. "Consider leaving the first few alone. You can pull up the ones that come later."BH

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Faith Lauray

As Central Oregon's population grows, so does the need for quality housing. In a tight rental market, North Star Property Management, in Bend since 2012, fills a niche in the industry.

North Star was founded in 2008 and focused on working with high-end properties and creating exceptional relationships with homeowners, considering itself more of a real estate investment management company. Founded on relationships with local corporations and investors, North Star operates with the idea that properties are an important investment, and who manages that investment matters. The company has a strict screening process for tenants, ensuring better-than-average leasing lifespans, minimal legal intervention and an overall profitable investment.

Faith Lauray is in charge of the Central Oregon operations in Bend, the second office for North Star. She grew up in Central Oregon and had been working in property management for more than three years when she met the owner of North Star last fall at Podski, a food truck pod in Bend. She joined the company and has helped grow the Central Oregon office with a team that is supported by the Lake Oswego headquarters. This connection to a larger Oregon market helps drive executive-level Bay Area, Portland and Seattle tenants to their rental properties.

Lauray is utilizing her seasoned connections in the area to grow the business. "I have a lot of roots here in the community, including relationships with other agencies and real estate brokerages," she said. "I consider myself a resource for the agents and investors that don't have the rental market knowledge and experience we do." Lauray is focused on building good relationships in the Central Oregon community, finding the right owners to work with and managing relationships with tenants.

The brand has taken off since landing in Central Oregon, where the market was ready for high-end investments that match with North Star's business model. "The caliber of business we do is at another level," said Lauray. "We view ourselves as asset managers instead of just property managers."

Seth Lufkowitz has been working with North Star for five years. They manage three long-term rentals for him. "There are many property management companies in Central Oregon, but North Star has earned my trust and have my business," said Lufkowitz. He cited the personal approach to management and how the staff responds quickly and efficiently to any issues that arise. "They're great people," he said.

North Star utilizes professional photographers for all the listings and has strict income requirements for tenants. Appealing to a tenant base that is looking for upscale and luxury homes to rent, North Star plans to expand to Redmond and Sunriver. "If it's the right fit with the owner, location isn't an issue," said Lauray. If current market trends persist, North Star will only continue to grow in the Pacific Northwest.

"The connections we make and the work we do are at another level," said Lauray. "We're managing a lifetime asset. These aren't just doors to us. They're homes, family homes, where people make memories." BH

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PHOTO RICHARD BACON

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Providing infinite opportunities for outdoor enthusiasts, an exceptional quality of life and record economic development, the picturesque Central Oregon town of Bend was voted one of the top five destinations on the rise in the U.S., August 2018, by TripAdvisor. A virtual playground of lakes, rivers and trails, this diverse high desert climate offers true four-season living and abundant sunshine. Bend's dining scene, craft brewing finesse, and vibrant downtown and Old Mill District provide amenities more often associated with urban metropolitan areas. In the pages that follow are featured some of the premiere properties to be found in and around the Bend area.

PANORAMIC VIEWS OF CASCADES

Gorgeous new home thoughtfully designed for easy living with vaulted ceilings, extensive rock, dream kitchen, luxurious master suite, guest room with full bath, third bedroom/den, half bath & utility all on the main floor. Amazing BONUS area upstairs with panoramic views of the Three Sisters to Mt. Hood. Upper level featuring full bath, walk-in closet, wet bar, sitting area & paver deck. Large oversized three car garage. Exceptional craftsmanship & attention to detail with the highest quality features & finishes throughout.

MLS# 201811268 | $799,999

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GORGEOUS NEW CONSTRUCTION

New construction home near completion in Beautiful Eagle Crest Resort! Enjoy stunning sunrises & beautiful views of Smith Rock, city lights & the Ochocos from this well-appointed 3 bedroom, 2.5 bath, den, 2,245 sq ft home, plus finished under home storage.

MLS# 201904209 | $645,000

GORGEOUS NEW CONSTRUCTION

Brand new single-level Craftsman-Style home built by Sage Builders. Vaulted ceiling, floor to ceiling stacked stone fireplace, hickory floors, knotty hickory cabinetry & hand textured walls. Exceptional craftsmanship, thoughtful design, and attention to every detail.

MLS# 201905497 | $699,900

ON THE RIDGE GOLF COURSE

Fabulously updated & well appointed single level with two master suites on the 15th fairway of The Ridge Course in Eagle Crest Resort! Extensive updates throughout, plus added bathroom with heated floor & walk-in shower & new flooring throughout home.

MLS# 201903924 | $619,000

SUNSETS AND CASCADE VIEWS

Enjoy gorgeous sunsets over the Cascade Mountains from this partially furnished Desert Sky home! The outstanding location backs to common space overlooking endless BLM. One of the largest original Sun Forest floor plans built with exceptional craftsmanship.

MLS# 201904044 | $419,000

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ON THE CHALLENGE GOLF COURSE

Overlooking the second fairway of The Challenge course at Eagle Crest! High-end upgrades & luxury finishes throughout. Chef's kitchen with sub-zero refrigerator, induction cooktop & Jenn-Air double wall ovens. Master suite with views of My Jefferson.

MLS# 201806437 | $685,000

ON THE RIDGE GOLF COURSE

Beautifully updated golf course home on the 7th green of The Ridge Course in Eagle Crest Resort! Great room floor plan boasts two master suites, three full baths, additional guest room plus a huge loft. Well appointed & meticulously maintained.

MLS# 201902281 | $599,000

ON THE RIDGE GOLF COURSE

Loaded with upgrades throughout. Great room floor plan with soaring ceiling and walls of windows. Main level living with two bedrooms, 2 full baths and utility. Upper level with full bedroom, office area, game/TV area loft, full bath and extra storage.

MLS# 201900931 | $585,000

GORGEOUS UPDATED RETREAT

Unique floor plan boasts great room with vaulted ceiling, wall of windows and hickory hardwoods. Master suite with huge walk-in shower and heated floors. Guest room with on-suite full bath. Fabulous remodel features luxury finishes throughout.

MLS# 201902275 | $559,000

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PRIVATE SETTING LOCATION

Great room plan featuring 3 bedrooms & a den/bar with built-ins. Expansive paver patio with gas fire pit & water feature. Envision yourself in this beautiful home situated in a quiet setting at the end of a cul-de-sac in The Falls 55+ community at Eagle Crest.

MLS# 201811459 | $520,000

ON THE RIDGE GOLF COURSE

Great room floor plan features soaring ceilings, banks of windows, American Cherry hardwood floors and cabinetry. Meticulously maintained. Enjoy views of the fairway on the expansive paver patio with pergola, built-in BBQ island with refrigerator, and water feature.

MLS# 201905662 | $699,000

SMITH ROCK VIEWS

Gorgeous custom one level contemporary with sweeping views of Smith Rock and Ochoco Mountains in The Falls 55+ at Eagle Crest Resort! Great room plan loaded with high end upgrades and luxury finishes throughout. Many extra features & upgrades throughout.

MLS# 201904527 | $549,900

PRIVATE SETTING

Beautiful single level in The Falls 55+ community at Eagle Crest Resort! Unique Great room plan features vaulted ceilings, built-ins, hardwood floors & gas fireplace. Updated kitchen with solid silestone counters, built-in pantry & stainless refrigerator.

MLS# 201902518 | $480,000

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BROKEN TOP OASIS

Mountain Modern Home captures the best golf course & lake views in Broken Top! Massive kitchen w/top of the line appliances, stainless farm sink, wine fridge, walk-in pantry and golf course view dining room. Main level master suite with views of lake & down the fairway, a luxurious bath w/free standing claw foot tub, dual sinks & walk-in closet. Private office, w/fireplace & access to front courtyard & media/ family room w/fireplace are also located on the main level. Three lovely en-suite guest rooms for family & guests. Multiple outdoor spaces & courtyard w/two water features & hot-tub.

MLS# 201904043 | $1,988,000

THE RESERVE AT BROKEN TOP

Stunning home in The Reserve at Broken Top! Great room w/stack stone fireplace & picture windows that look out to your forested oasis. Large dining area & cook's kitchen with top of the line appliances, breakfast bar & wine cooler. Expansive back deck is ideal for entertaining. First floor has a master suite with French doors leading onto your deck. Additional bedroom, full bath & den upstairs. Downstairs are 3 additional bedrooms, 2 bathrooms, bonus area & media room w/speaker system. The downstairs patio has a lawn area and hot tub. Down the street from shops, dining & amazing schools.

MLS# 201903811 | $1,385,000

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THE HIGHLANDS AT BROKEN TOP

Norman Building & Design custom home. Forward-thinking technology, materials and concepts that promote connectivity, comfort and a focus on well-being, this home is designed for accommodating aesthetics and elevating everyday living in every room.

MLS# 201904245 | $4,350,000

RIVERFRONT PROPERTY

Premier property on the Deschutes River in coveted Bend, Oregon. Rare opportunity to own 2 homes on one lot. Located a few blocks from The Old Mill District, Drake Park & charming Downtown Bend. Enjoy Bend's lifestyle & vibrant culture just outside your door!

MLS# 201901310 | $1,859,000

PRIVATE SETTING IN TUMALO

Tucked back, up a long paved driveway, this immaculate home rests on over 21 acres with unbeatable Cascade Mountain views spanning from Mt. Bachelor to Mt. Hood. 2 ponds fed by 7.8 AC inground automatic Tumalo irrigation. Pole barn with 3 RV doors & much more!

MLS# 201904771 | $1,375,000

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Vibrant Downtown Bend living from this private & secure 5th floor condo in the Franklin Crossing Building. Immerse yourself in all the pleasures of urban living with dining, theater, art galleries, live music, festivals and shopping Downtown has to offer.

MLS# 201900286 | $575,000

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Cascade Sotheby's INTERNATIONAL REALTY

CRAFTSMAN

Located in the heart of Tetherow, this craftsman style home showcases a thoughtfully designed floor plan to maximize expansive views & livability. Custom finishes and exquisite details at every turn include exposed beams in the vaulted great room, outdoor living space and a luxurious master suite on the main level. Amenities include a 3 guest bedrooms, study, rec room, office nook and a 3-car garage.

UNDER CONSTRUCTION
COMING SOON!

CONTEMPORARY

Luxurious finishes and breathtaking views will leave nothing to be desired in Tetherow's highly sought after Heath neighborhood. The spacious single level floor plan features abundant windows and an entertainer's great room and kitchen that opens onto the expansive patio. A private office is tucked away near the master suite. Two additional guest rooms located on the opposite wing. 3-car garage with additional storage area.

UNDER CONSTRUCTION
COMING SOON!

PRAIRIE

This custom home takes advantage of the best terrain and golf course views of Tetherow with unsurpassed quality and design. Perfect for indoor/outdoor entertaining, this home will feature an open great room floor plan opening to front and rear patios. A private master suite, study and Jr. suite on the main level. Rec room and two additional bedrooms upstairs. Oversized 3-car garage perfect for all of your Central Oregon toys!

UNDER CONSTRUCTION
COMING SOON!

GREG WELCH CONSTRUCTION

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AWBREY VILLAGE ESTATE

Exquisite NW-style custom home by Gary Norman. 4 Bdrm/5 Bath, 4,302/sq.ft. with extraordinary blend of sophistication, pure luxury and craftsmanship beyond compare. From the views to the guest quarters to the incredible outdoor living space w/kitchen and extensive landscaping and water features w/golfing nearby this luxury home offers everything.

MLS# 201903611 | $1,499,000

MODERN LIVING IN THREE PINES

Inspired by midcentury modern prairie architecture, this 4 Bdrm/3.5 Bath, 3,200/sq.ft. home, built by Visionary Homes, reflects casual living with all the amenities & high-end finishes you would expect. Private w/nature views from every window. Close to Shevlin Park, Phil's Trail, this is the home for your active Central Oregon lifestyle.

MLS# 201902557 | $949,000

LUXURY CHALET IN NW BEND

Located in the desirable SW Braeburn neighborhood, this distinctive chalet-style home features 4 Bdrm/3.5 Bath and 2,590/sq.ft. The home is well-appointed with many luxury upgrades and Cascade views from master suite. This home captures you from the curb.

MLS# 201904768 | $789,000

SKYLINER SUMMIT BEAUTY

Stunning contemporary craftsman in Skyliner Summit. 4 Bdrm/3.5 Bath, 3,429/sq.ft. home offers main level Master Suite, w/2nd master suite upstairs. Hardwood flooring, spacious kitchen w/breakfast bar & pantry and huge bonus room. Close to park, schools & trails, this home is a must for a growing family.

MLS# 201904768 | $639,000

SHERRY ORTEGA
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sherryortega.bendpremierrealestate.com

BEND PREMIER
REAL ESTATE

BEND BEAUTY

Dreamed of living in Beautiful Westside Bend? This charming custom 4 bedroom, 4.5 bathroom Awbrey Butte home has it all. Detail is not spared in the gourmet kitchen with slab granite and stainless appliances, 2 main floor master suites with walk-in showers and walk-in closets, a main floor laundry and separate office. Downstairs you will find a large game room, additional private bedroom and bath and heated storage for all your outdoor activities. Great westside location.

MLS# 201811719 | $1,299,999

POWELL BUTTE ESTATE

Powell Butte Estate with spectacular Mountain views on 10 acres, with 1.5 acres of irrigation. Main house is 3568 sqft with a 572 sqft separate guest suite or artist studio with a full bathroom. Well versed open floor plan with a large bonus room and wet bar. Beautifully landscaped with mature trees, 1 acre pond, Gazebo, Barn, underground irrigated horse pasture, fenced garden, and greenhouse. Bring your animals and become immersed in this tranquil oasis.

MLS# 201905146 | $854,000

AWBREY GLEN LOT

Gorgeous Awbrey Glen lot on .76 acres. Privately situated on the 8th Fairway at the roads end. Enjoy the sparkling lake and 226 feet of Golf Course Frontage. Great Community that offers a public restaurant, tennis courts, walking trails and a fly fishing lake for a low association fee. Not to mention the Championship golf course, complete with pool and clubhouse with varying membership options. Come be a part of the wonderful community at Awbrey Glen.

MLS# 201809731 | $350,000

LEGACY REALTY
WWW.LEGACY.PROPERTY

THERESA CUTTER
Broker
541-419-1514

tmariecutter@gmail.com
www.legacy.property

2R RANCH ~ SISTERS

A ONCE IN A LIFETIME offering of the very special 194 timbered acres considered to be one of the finest most exclusive properties in the Western States. A breathtaking mountain retreat nestled into a basalt rock outcropping and towering over a pine timbered forest at the base of the Three Sisters! Peer upon 360 degree stunning views from the 5,000 sqft main residence bordering 1.8 million acres of public land. Luxury and lifestyle uniquely come together in this modern mountain house. Will you be among the exceptional to call this property home?

MLS# 201903435 **I** $6,950,000

CHAMESE CHRISTIANSON
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legacy.property

LEGACY REALTY
WWW.LEGACY.PROPERTY

CANYON ELEGANCE

Sitting high on the canyon, this 3 bed 2.5 bath single floor estate radiates elegance. Dramatic hallways highlight vaulted arches, pillars and impressive front door. Beautiful combinations of travertine, knotty alder and grand windows create bright open spaces allowing the natural light to emphasize the grandeur of the home and look upon the fascinating Cascades. Extremely energy efficient with Solar power, heated floors and ICF construction all found in the heart of Redmond Oregon.

MLS# 201811275 | $1,125,000

RANCH AT THE CANYONS

Live life as a fairy tale in over a 5000sqft Estate nestled in the majestic setting of Ranch at the Canyons. Situated high on the rim, this manor overlooks the views of the Crooked River. World renowned Smith Rock and Monkey Face gaze upon the remarkable swimming pool and peer into the immense french doors of this enchanted home. Westerly views of the Cascade Mountain range make a commanding statement. ICF construction and intricate design throughout the home create a one of a kind custom charm. Join the exclusive lifestyle at Ranch at the Canyons and write your story from this home.

MLS# 201904135 | $2,399,000

LEGACY REALTY
WWW.LEGACY.PROPERTY

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THE KEARNY

The Kearny is a single level, 1780 sqft, 3 Bed 2 Bath home. Luxury enthused finishes and stunning exteriors. Fully landscaped and fenced with sprinkler systems, AC, and are energy efficient and Earth Advantage.

MLS# 201808016 | $394,900

THE MITCHELL

The Mitchell 2 story modern farm house features 3 bed 2.5 bath with a loft. Luxury inspired finishes. Fully landscaped and fenced with sprinkler system, central AC, is energy efficient and Earth Advantage Certified. This home is MOVE IN READY!!

MLS# 201901096 | $349,900

THE VANCOUVER

Prairie style single level 1824 sqft Vancouver. Luxury enthused finishes, hand textured walls, and heated floors in the master bath. Fully fenced, landscaped, front courtyard and zero-step entrance AC, energy efficient and Earth Advantage Certified.

MLS# 201902827 | $404,900

THE BERNARD

The Bernard is a single level 2065 sqft 3 Bed/3 Bath home available. 3 car over-sized finished garage awaits your cars and toys. Fine finishes, quality built, including double ovens, and stunning exteriors. Energy efficient and Earth Advantage Certified.

MLS# 201808020 | $475,945

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PRAIRIE CROSSING | Your Way Home.

LEGACY REALTY
WWW.LEGACY.PROPERTY

DOWNTOWN BEND RIVERFRONT

This new listing is coming soon! Classic downtown Bend bungalow with stunning Deschutes river frontage on one of downtown Bend's most coveted locations! Never leave your home while you relax or entertain on the expansive deck with established landscaping & privacy on the river. A stone's throw from 1st Street Rapids, Pioneer Park, the Deschutes river trail, downtown shops & restaurants. Spacious .37 acre zoned RM downtown lot allows for a multi-family conversion with plenty of space to spare. Call for your private tour.

MLS# 201905730 | $1,800,000

THE RE/MAX COLLECTION

ck

THE NAME TO KNOW IN REAL ESTATE

CINDY KING
Principal Broker
541-419-9068

cindy@cindyking.com
livebendoregon.com

19306 GOLDEN LAKE CT.

Located on one of Broken Top's most prestigious lots, this home allows wonderful outdoor living w/ spectacular Cascade Mt. & golf views. Nestled on the 6th fairway, this one-of-a-kind NW lodge home has 3 en-suite bedrooms + main-level office, 4 masonry fireplaces. An entertainers delight w/ gourmet kitchen, interior stone water feature, 2 great rooms, built-in custom sound system & 2 wet bars.

$1,595,000

MODERN LIVING

Stunning home featuring modern open-concept layout, expansive windows w/glass garage door open to outdoor entertaining area & a spectacular fireplace in great room. Modern & elegant main level master w/ 3 bed upstairs & optional secondary master suite or bonus/playroom. Home features solid surface counters, custom cabinetry & designer lighting, SS appliances & expansive hardwood floors. Close to downtown, park & westside amenities.

SOLD at $949,900

47 RANCH | 196 ACRES

In the heart of Baker County, 47 Ranch offers the lifestyle of your childhood. Near renowned Baker City known for its small city awards for livability, biking, Anthony Lakes Ski Resort & more. Stunning custom, luxurious timber-frame inspired home is perfectly designed for mountain living. Views of Elkhorn & Wallowa Mts & Baker Valley. Open Concept w/25' vaulted ceilings, gourmet kitchen, opulent master suite on main & spacious self-contained studio apt on lower level.

$2,350,000

CINDY KING
Principal Broker
541-419-9068

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livebendoregon.com

THE RE/MAX COLLECTION

ck

THE NAME TO KNOW IN REAL ESTATE

IMPECCABLE STONEHAVEN HOME

Impeccable Palmer built home in popular Stonehaven on Bend's south side close to Jewell Elementary, shopping and Bend CC. 3 bed/2.5 bath w/incredible bonus room. Fenced yard w/mature landscaping and an aggregate patio for outdoor seating and summer BBQ's.

MLS# 201902252 | $434,900

CUSTOM HEIGHTS OF BEND HOME

Beautiful custom home w/stunning 180-degree views. Great location in quiet neighborhood, yet just 5 minutes to Bend's shops & restaurants. Expansive backyard decking is perfect for entertaining. Coveted Short Term Vacation Rental permit is also included!

MLS# 201902400 | $750,000

WESTSIDE CONTEMPORARY W/VIEWS

This contemporary home features show-stopping views! Reverse living plan offers great room w/open kitchen, eating bar, large dining & living areas surrounded by view windows. Top of the world cul-de-sac location backs to nearly 40 acres of open space and trails!

MLS# 201900581 | $949,000

INCREDIBLE RIVER HOME

Views, kayaking, fishing, paddle boarding or simply enjoying the pristine beauty of the Deschutes river - all can be enjoyed directly from this single story home featuring 3 beds, 2.5 baths that has a coveted short term vacation rental permit.

MLS# 201905071 | $1,400,000

RE/MAX
KEY PROPERTIES

NANCY MELROSE
Principal Broker
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nancymelrose.com

LICENSED IN THE STATE OF OREGON SINCE 1996

MOUNTAIN MODERN

Step inside this new mountain modern home located in Four Peaks at Pronghorn Resort. This 2-bedroom, 2-bath home takes in views of the private Tom Fazio 18th fairway. Move-in ready and located near the core of Pronghorn. Amenities include... Jack Nicklaus and Tom Fazio Golf Courses, Private Member's Club, restaurants, spa, fitness center, pools, biking trails, tennis, dog park and more. Includes $80,000 credit toward Pronghorn Club Membership.

MLS# 201701078 | $799,000

MODERN LIVING

The Estates at Pronghorn offers this new single level Contemporary home with a bright and open modern flow. Three spacious suites plus a fourth bedroom or office. Wide plank hardwood floors, contemporary fireplaces, custom cabinetry and tile throughout. Enjoy the covered patio and firepit for entertaining. On .82 acres, backs to BLM land for access to unlimited recreation. Enjoy all the amenities of the Resort! Pronghorn Club Membership Included.

MLS# 201711493 | $1,195,000

CASCADE MOUNTAIN VIEWS ON THE FAZIO

Stunning water views...at the lake edge of the Fazio Hole #6. Private golf course, Expansive Cascade Mountain and Fairway Views. Build your dream home on this level, open homesite. Enjoy all the fantastic amenities of Pronghorn! Pronghorn Club Membership included.

MLS# 201901841 | $375,000

LYNN LARKIN
Principal Broker
808-635-3101

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PRONGHORN
REALTY, LLC

AWBREY GLEN

Fabulous Views of the 1st fairway, ponds & loop course. Single level living from breathtaking entry to spacious great room with raised hearth fireplace. Gourmet kitchen has stunning slab granite counters and high end appliances. All bedrooms are en-suites.

MLS# 201902355 | $1,245,000

AWBREY GLEN

Completed just months ago, this home was especially created with all the luxurious finishes imaginable. Situated on the 18th tee and cul-de-sac location. Sophisticated modern details throughout. Open & airy single living allows for a great entertaining home.

MLS# 201903995 | $1,245,000

AWBREY GLEN

Best views of the 5th greens. Dramatic open great rm, gleaming hardwood floors & walls-of-glass allowing wonderful natural light. Enjoy outdoor entertaining on you trek-type decking which is the full length of the home. If you golf, there is a special garage.

MLS# 201903431 | $839,000

AWBREY GLEN

Single story living with views of the 18th fairway. 3 en-suite bedrooms + office & 3.5 baths with separation to allow complete privacy. Great room has new carpet, built-in shelves/cabinets overlooking the pavered back patio. Kitchen is open to dining room.

MLS# 201903988 | $749,000

EXCEPTIONAL HOMES by John L. Scott

DANIELLE SNOW
Broker
541-306-1015

daniellesnow@johnlscott.com
DanielleSnow.johnlscott.com

SHEVLIN CREST

Great family neighborhood situated on a cul-de-sac just minutes to Discovery Park, bike trails and schools. 4 bedrooms, 3.5 baths with master on main level. 2838 square feet with a fully fenced yard. Freshly painted, new carpet & new gleaming hardwood floors.

MLS# 201903045 | $679,000

SHEVLIN RIDGE

Best schools in a family neighborhood close to Shevlin Park, Discovery Park & bike trails. Great rm is open to kitchen & dining area with porcelain floors throughout. Master is on main level with 4 bedrooms, 2.5 baths & 2372 square feet. Fully fenced yard.

MLS# 201905091 | $689,000

BEND RIVER HEIGHTS COMMUNITY

Tucked along the Deschutes River only minutes to downtown Bend. Reverse living w/ Easterly views. Gourmet kitchen w/ high-end stainless appliances. Great entertaining home has front & back paved patios. 4 bedrooms & 4 baths w/ 2497 square feet. A must to see!

MLS# 201902106 | $760,000

AWBREY GLEN

Perfect Lock-n-go single story in gated Awbrey Glen. Great rm has gleaming hardwood floors & walls of glass w/ wonderful northerly views. Enjoy outdoor entertaining on your massive deck feeling like you are in a treehouse. 2 car garage w/ rm for golf cart.

MLS# 201904212 | $689,000

DANIELLE SNOW
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EXCEPTIONAL HOMES by John L. Scott

LET'S GET YOUR PROPERTY SOLD!

This stylish Awbrey Butte home provides stunning views and privacy the new home owner will appreciate!
With our Stellar Realty Northwest Signature Collection, featuring Top Notch Marketing, we can get YOUR HOME SOLD quickly too. Give Dani a call to discuss listing your home today!

MLS# 201903252 | $765,000

STELLAR REALTY
NORTHWEST

DANI THORNTON
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dani@stellarnw.com
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LUXURY ON THE RIVER

Riverfront oasis 2 miles to Village at Sunriver. Newly completed 3 bed 2 bath main wing of home has custom kitchen, high end finishes, soaring exposed beam ceilings, and radiant heated tile floors. Original upstairs guest suite with 2 bedrooms, bath, separate living and dining areas. Private .77 acre property with mature treed setting, private dock allows direct access to Deschutes River.

MLS# 201903633 | $1,395,000

ANGIE ARNETT
Principal Broker
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angie.bendpropertyfinders.com

OLD MILL SENSATIONAL VIEWS

Custom built home nestled in the hillside of Woodriver Village overlooking the Old Mill and Deschutes River, with peek a boo Mountain views. Extensive woodwork and abundant character around every corner of this truly unique home. Surrounded by three parks with easy river access and a short walk to shopping and dining. Grandfathered five star vacation rental on .27 acre with room to build an ADU.

MLS# 201904788 | $850,000

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STELLAR REALTY
NORTHWEST

CUSTOM HOME IN BROKEN TOP

Grand and impressive 4262 sq. ft. custom home nestled on a beautifully treed lot on the 1st fairway in Broken Top. Light and airy open floor plan graced with soaring & dramatic 20' vaulted wood ceilings, Santos mahogany wood floors and casually elegant finishes. Featuring a large great room and formal dining room, a breakfast nook, den/office & master suite overlooking the golf course on the main level. Two additional bedroom suites and bonus room upstairs. Huge 1232 sq. ft. 3 car garage. Located on a quiet cul-de-sac. Expansive back patio to entertain and enjoy the Central Oregon lifestyle.

MLS# 201905568 | $1,385,000

BROKEN TOP TOWN HOME

Lovely, Light and Bright 2141 sq. ft. 3 bedroom, 3.5 bath town home on the 18th fairway in Broken Top. An inviting and spacious open floor plan welcomes you with vaulted ceilings & warm finishes, featuring maple hardwood floors & cabinetry, tiled counters, stainless steel appliances, stone fireplace and built in buffet. Main level master suite and 2 bedroom suites upstairs. Garage boasts an abundance of storage, built-in cabinets and overhead storage. You'll enjoy the pergola covered back deck with fairway & eastern views. Close to the Broken Top Clubhouse, restaurant, park & walking trails.

MLS# 201901402 | $565,900

BERKSHIRE HATHAWAY | Northwest Real Estate
HomeServices

LYNDA WALSH
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lyndawalsh.bhhsnw.com

GOLF COURSE FRONTAGE

Private 3 bed/2 bath custom home on the 13th fairway of River's Edge. Open great room, high ceilings & walls of windows for views & natural light. Master Suite plus 2nd bedroom & full bath on the main. Gourmet kitchen with oversized island & granite surfaces, hardwoods & walk in pantry. Upstairs flex space includes 3rd bedroom & room for office & exercise area. Abundant storage & oversized garage.

MLS# 201903683 | $629,000

ROSEMARY GOODWIN
Broker
Global Luxury Property Specialist
541-706-1897

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bendconnection.com

3190 NW FAIRWAY HEIGHTS DRIVE

This lovely home features an open great room plan with vaulted ceiling & river rock gas fireplace. The gourmet kitchen has a large breakfast bar & informal dining w/formal dining steps away. Spacious master suite has new carpet & floor tile in the bath & is separated from the guest bedrooms & the den/office. The large bonus room above the four-car tandem garage offers many possibilities.

MLS# 201904726 | $799,000

KARIN JOHNSON
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COLDWELL BANKER MORRIS REAL ESTATE

486 SW Bluff Drive, Bend, OR 97702

COLDWELL BANKER | GLOBAL LUXURY
MORRIS REAL ESTATE

THE PARKS AT BROKEN TOP

Located on a quiet cul-de-sac in the sought after Parks at Broken Top neighborhood in the heart of Bend's west side, close to the Old Mill, Downtown, OSU Cascades and trips to Mt. Bachelor! Community pool, basketball court, parks. 4 beds/3.5 baths 2,958 sf.

MLS# 201904568 | $675,000

NEW HOMES IN TETHEROW

Now complete! Single level, open floor plan takes advantage of Cascade views from the master, great room, and outdoor living space, and backs the Nat'l forest. Progressive contemporary design with hardwoods and quartz counters. 3 beds/3.5 baths 2,528 sf.

MLS# 201811773 | $950,000

HEART OF BEND

In the heart of it all. A rare blend of space, quality and location! 5 + bedrooms, bonus, office, media room, views and 3-car garage. Walk to lively Galveston corridor, NWX, downtown, Old Mill and onto miles of bikes and hikes

MLS# 201903912 | $925,000

RIVERFRONT CEDAR LOG HOME

Bring your paddle board or kayak to this charming Spring River home with private dock and coveted serenity less than 3 miles from Sunriver amenities. 3 bed / 3 bath with detached guest quarters on .74 ac. treed lot. A rare find.

MLS# 201904145 | $725,000

brundage
smith | real estate brokers
total property resources llc

MOLLY BRUNDAGE & CHERI SMITH
Principal Brokers
541-788-8997

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brundagesmith.com

19183 MT. SHASTA DRIVE, BEND

Exceptional contemporary home with updated features in 3-Pines Development. A path across the street links to multiple trails within Shevlin Park Recreation Area. Master on main with spacious 3-car garage. Seller is a licensed Real Estate Broker in Oregon.

MLS# 201903748 | $875,000

62768 MT HOOD DRIVE, BEND

Westside custom built Schumacher home in beautiful Three Pines development right outside of Shevlin Park. Home is light & bright with high windows and some peak-a-boo views of the Cascades.

MLS# 201904624 | $1,049,000

623 NW COLUMBIA, BEND

Extraordinary contemporary four-bedroom home with one bedroom, one bath ADU. Open great room floor plan. Light and bright with an abundance of expansive windows with rolling garage door that opens to outdoor living space.

MLS# 201904769 | $959,900

2707 PICKETT COURT, BEND

Immaculate Awbrey Butte home situated on just over an acre. Four bedrooms, three full baths, for a total of 3,491 square feet of gorgeous property. Home includes many updates, refer to MLS for details.

MLS# 201905816 | $985,000

JULIE BEEH
Broker
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jbeeh@total-property.com
"I strive for above & beyond service to ensure a seamless transaction."

TOTAL
PROPERTY RESOURCES

BOONESBOROUGH RETREAT

Black Rock Construction has done their magic once again. This is a complete, down to the studs remodel and addition, to create a stunning masterpiece. Amazing lot that sits up so you have fantastic cascade views, incredibly landscaped backyard for privacy and outdoor kitchen for great entertaining. Chefs kitchen with stainless appliances, beautiful tile and quartz finishes, opens to warm great-room and dinning area, with the perfect built-ins. All on one level this gorgeous home has just the attention to detail you have been waiting for!

MLS# 201903908 | $725,000

LOCATION, LOCATION, LOCATION!

Beautiful old craftsman in the heart of Bend. A short walk to Drake Park, downtown, the river, Old Mill and more. Main home is just over 2000 sq ft PLUS ADU with 1 bedroom, kitchen & living room. Main home has private entrance for in home office or this area can be used as 4th bedroom. Completely remodeled kitchen with stainless appliances and Italian granite counter tops, opens to private backyard with mature landscaping. Property is fully fenced. Extra large single car attached garage, parking on alley too. Mt view from the 2 floor. You won't find its equal!

MLS# 201904232 | $830,000

LIVBEND
REAL ESTATE

BETH DAVIES
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LivBendRealEstate.com

PANORAMIC VIEWS

Spectacular mountain views from this gorgeous 39 acre property! 5 bedroom, 3 bath home with wrap around country porch, beautiful kitchen, large master and so much more. This incredibly well maintained property has a nice big barn, amazing shop, 37 irrigated acres with 3 wheel lines, beautiful pond and even an additional manufactured home. This property has it all and is a must-see!

MLS# 201904073 | $1,100,000

YOUR DREAM RANCH!

60 acre easy to manage mini-ranch, in a private gated community. Walking distance to the Deschutes River and nearby trails. Bring your building plans and your horses and design your dream home. 49 acres of productive hay field, with pivot irrigation system, underground sprinklers, and 11 acres of fenced pasture. Lifetime concrete fence, gorgeous large pond with auto-fill system. Homesite was previously approved with the county.

MLS# 201901890 | $649,000

TUMALO RIVER VIEWS!

Stunning river, canyon and mountain views will take your breath away. This 4,636 sq. ft. home is perched above the river and was designed to take in the grandeur of the massive canyon walls. With only a 20' setback this building location is irreplaceable. This property boasts nearly 1/4 mile of river frontage and direct river access. 21.6 acres of irrigated pasture, an amazing pond and a shop complete this unique property. This property is one-of-a kind!

MLS# 201900383 | $2,600,000

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LivBendRealEstate.com

LIVBEND REAL ESTATE

IMMACULATE RIVERFRONT MASTERPIECE

The best things in life are all at your fingertips from this downtown Bend riverfront home built and designed by two artists. Located on the Deschutes River, this perfect oasis offers 130 feet of river frontage with mature landscaping and beautifully designed gardens. The impeccably-designed, 4-bed/3.5-bath home is built around a beautiful tree, and offers plenty of windows and light. The extra large lot also features a detached artist's studio/bunk house, a bike barn/shed, an attached 2-car garage and a detached garage/shop. This amazing residence in the heart of Bend is a true one of a kind!

MLS# Contact Jodell for info | $2,450,000

LIVBEND
REAL ESTATE

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NORTHWEST CRAFTSMAN HOME

Nestled on an oversized cul-de-sac in NorthWest Crossing Estates, this custom-built home by Ironwood builders is luxury at its finest. The main floor has arched ceilings, hickory hardwood floors, a gourmet kitchen, a formal dining room, wine cellar, wet bar, sitting room, and office. There are two master suites, Smart Home system, a three-car garage, oversized exterior private patio with custom BBQ area, gas fire pit, putting green and fenced yard. This timeless home reveals extraordinary attention to detail throughout that exceeds expectations of Bend living.

MLS# 201905287 **|** $1,400,000

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LIVBEND
REAL ESTATE

HIGH DESERT LIVING

This single level ranch home is situated on over 2 acres in desirable Boonesborough. The home is on a corner lot with potential to build a shop or barn. This friendly neighborhood is close to BLM land and is surrounded by the natural high desert landscape. The large inviting living room has a brick fireplace and the bonus room will be perfect for your hobbies or entertaining! Enjoy the privacy of this neighborhood or take advantage of all that Bend has to offer within minutes of your new home. There is new carpet, a new water heater and plenty of room to park your RV!

MLS# 201905550 | $525,000

WIDE OPEN SPACES

Desirable Kings Forest neighborhood screams old Bend with mature ponderosa trees and large lots throughout. This home lives large and has a huge and private fully fenced yard ready for your pets or children. Loads of parking for your toys or your RV. The open floor plan is perfect for entertaining and the downstairs bonus room creates great privacy away from the main living area. Potential for an additional half bath on ground floor. One year home warranty is included.

MLS# 201905642 | $550,000

LIVBEND
REAL ESTATE

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LOCATION, LOCATION, LOCATION

This is an amazing deal! Beautiful 20 acre ranch only 5 minutes from town. This 4 bedroom home is surrounded by a unique park-like setting with mature trees and a seasonal creek. The property includes a 4 horse barn with tack room, 40x60 shop, 100x120 outdoor arena, runs with loafing sheds, fenced pastures and 18 acres of irrigation with wheel-line. There is even a one bedroom bunkhouse in the shop. Open the back gate and escape onto 1,500 acres of trails. All this in a perfect location close to medical centers and shopping. Come see this amazing property.

MLS# 201900370 | $799,000

Listing courtesy of Tiffany Paulin

BREATHTAKING VIEWS

Check out the views in every direction from this unique property. Perched at the top of the rim, this gorgeous 10 acre parcel has Smith Rock and rimrock views and it overlooks the beautiful valley floor below. Or, turnaround and take in the cascade mountain views. Build your dream home on this spectacular property. Peaceful, desirable neighborhood with BLM access nearby for endless miles of riding and hiking. This property will take your breath away. Owner carry terms available!

MLS# 201905436 | $250,000

Listing courtesy of Tiffany Paulin

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LIVBEND REAL ESTATE

ARTS + EXHIBITS

At Liberty

ROYAL NEBEKER

August 1 - September 28

Prominent Northwest artist and teacher Royal Nebeker exhibited his work throughout North America and Europe, including the Louvre in Paris. He taught for more than thirty years at Clatsop Community College, which re-named its art gallery for him after his death in 2014. The Bend gallery At Liberty will display the Astoria-based artist's works Aug. 1 to Sept. 28. "The Night Window" will include paintings, etchings and lithographs that explore Nebeker's fascination with dreams, fantasy, human figures and his own narratives and memories.

As an adjunct to the exhibit, At Liberty has collaborated with the Tower Theatre to bring the indie folk band, Blind Pilot, to perform on Aug. 2. The Oregon-based band was founded by Nebeker's son, Isreal, who is a songwriter and the band's lead singer. The gallery will host an after party for the band and concert goers. The exhibit is free; go to towertheatre.org for concert tickets. At Liberty is a year-round arts space and cultural hub in downtown Bend.

Waiting for the Storm by Anne Gibson

End of the Rut by Mick Doellinger

PETERSON/ROTH GALLERY

August 2 - 30

The works of Bend resident and impressionist Donald Yatomi as well as those of Tyler Swain, a young Idaho artist who paints everyday objects and scenes are on display at the downtown Bend Peterson/Roth Gallery in August.

ART IN THE HIGH DESERT

August 23 - 25

The popular Art in the High Desert returns to banks of the Deschutes River in the Old Mill District with juried fine arts and crafts of 120 artists from around the country.

SUNRIVER RESORT LODGE'S BETTY GRAY GALLERY

July, August and September

Expressionist and realist artist Joanne Donaca's landscapes, including many depictions of wine grapes, will be on display at Sunriver Resort Lodge's Betty Gray Gallery in July, August and September.

THE OXFORD HOTEL

June and July

The Oxford Hotel presents Anne Gibson's "Wandering the Deschutes" – a series of paintings of scenes along the Deschutes River, June 1-July 26.

September and October

In September and October, the hotel will feature the abstract work of Kristine Cooper.

FRANKLIN CROSSING

July

Franklin Crossing will feature the expressionist paintings of Ted Gladu, plus his freestanding wood constructions for the opening on July 5, along with sculptor, Jim Fister, who will hang his small wood sculptures on the walls.

August

Janice Druian's realistic and expressionistic paintings will be on display.

September

The work of Anne Gibson, who paints scenes from the outdoors, are September's exhibit.

Rhapsody in Red White and Blue by John Traynor

MOCKINGBIRD GALLERY

July

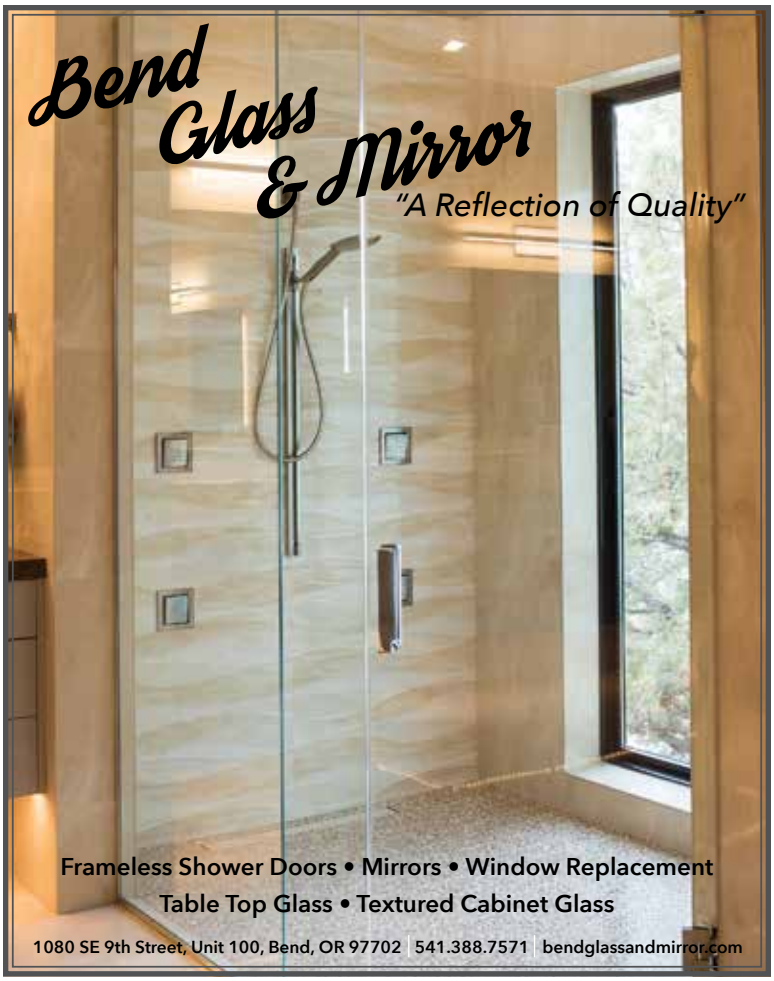
July's theme is "Summer Rhapsody" with Marc Hanson, Richard McKinley and John Traynor, opening July 5.

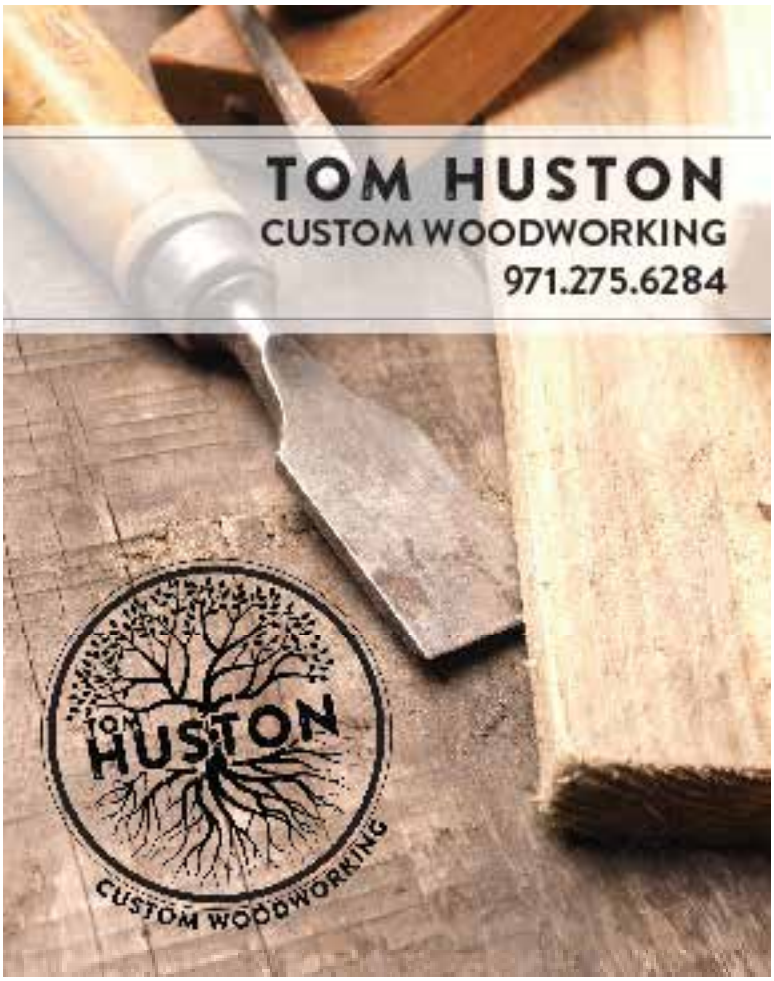
August

"From Here to There" with work by Richard Boyer and Romona Youngquist, opening Aug. 2.

September

"Western Visions," a group exhibition opening Sept. 6.





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ArtInTheHighDesert.com

Old Mill District

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For safety - NO dogs / pets allowed. Thank you.

Calendar

July 13

SISTERS QUILT SHOW

Downtown Sisters

Sisters Outdoor Quilt Show is internationally recognized as the world's largest outdoor quilt show and quilt sale displaying more than 1300 quilts representing fiber artists from around the world. More than 10,000 visitors from all 50 states and 27 foreign countries flock to Sisters. Master quilt makers teach classes and workshops during Quilt Week and exhibit their quilts at our annual Quilt Show. In addition, hundreds of quilts are displayed throughout the town of Sisters in the "show-and-tell" exhibits, including first- time quilters, youth quilts, and quilts made by men.

sistersoutdoorquiltshow.org

July 12 - 14

BEND SUMMER FESTIVAL

Downtown Bend

Two stages of live music, gourmet food and wine, a family play zone and local and regional artists on site selling their wares are just some of the delights of the Bend Summer Festival. The Bend Summer Festival draws nearly 40 thousand locals and visitors each year for a weekend like no other.

bendsummerfestival.com

July 17 – 21
July 24 – 28

OREGON HIGH DESERT CLASSIC

Northeast Bend

The Oregon High Desert Classic is held each summer on the beautiful 40-acre J Bar J Boys Ranch. This exclusive show circuit attracts top riders from all over the Western United States and Canada. Premier hunter/jumper competitions include two $25,000 Grand Prixs, National and International USHJA Hunter Derbies, and other fun events like the Pro/AM Relay and the Ride, Drive and Chug. With snow-capped mountain views, six grass rings, four schooling rings, onsite barns for up to 600 horses, special events, and plenty of vendors for all tastes, the show will have you coming back year after year.

oregonhighdesertclassics.org

July 18–20

CORK AND BARREL

Bend

This exclusive, high-end three-day wine and food event benefits the KIDS Center. Each year, Cork & Barrel brings a new wine region to Central Oregon, to the delight of 800 wine-loving guests. Cork & Barrel also features a number of local and regional guest chefs who prepare small bites and meals for the three events. All proceeds of Cork & Barrel directly benefit KIDS Center. Because of your participation, children are seen, heard, and helped to heal from the impacts of abuse.

corkandbarrel.org

July 20

SUNRIVER ANTIQUE AND CLASSIC CAR SHOW

Sunriver

Flash back to the past when Village Bar & Grill presents the annual Sunriver Antique & Classic Car Show in the Village at Sunriver. From 10 a.m. – 2 p.m, enjoy a summer's day listening to music admiring cars from the 1920s, 30s, hot rods and the muscle cars of the 70s and 80s.

villageatsunriver.com

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PROPERTIES

Calendar

Farmer's Markets

BEND FARMER'S MARKET

Brooks Alley, Downtown Bend
Wednesday 2 p.m. to 6 p.m.
May 1 to October 9
bendfarmersmarket.com

CENTRAL OREGON SATURDAY MARKET

Deschutes Public Library Parking Lot, Downtown Bend
Saturday 10 a.m. to 4 p.m.
May 25 through September 1

NORTHWEST CROSSING SATURDAY MARKET

NW Crossing Drive, the two blocks east of Mt. Washington Drive
Saturday 10 a.m. to 2 p.m.
June 8 - September 21
nwxfarmersmarket.com

REDMOND FARMER'S MARKET

7th and Evergreen, Downtown Redmond
Tuesday 3 p.m. to 6 p.m.
June through mid-September

SISTERS FARMERS MARKET

Fir Street Park, Sisters
Sunday 11 a.m. to 2 p.m.

July 26 - 28
BALLOONS OVER BEND

Bend

The Re/Max Key Properties Balloons Over Bend is a full weekend of balloon launches, night glows and balloon-filled skies, with family-friendly activities kicking off on Friday at the Children's Festival. Events are held in Riverbend Park in Bend and Sam Johnson Park in Redmond. The festival benefits Saving Grace.
balloonsoverbend.com

August 1 - 3
FLASHBACK CRUZ

Downtown Bend

The Flashback Cruz Car Show is a weekend-long event held in Drake Park which starts out as a pre-show and shine event with live music, a parade and street dance and ends with a fun run. Local breweries host a beer garden and Bend's food trucks serve up some good food. Enjoy live music, some of the Northwest's best cars, over thirty vendors, kids play area, awards and more! Rides will be auctioned off to help raise money for the local Veterans of the Central Oregon community.
flashbackcruzbend.com

August 9
STARS OVER NEWBERRY

South of Bend

Discover Your Forest will play host to hundreds of guests at the 4th Annual Stars Over Newberry fundraiser. The event takes place atop Lava Butte in the Newberry National Volcanic Monument and features stargazing, live music, a silent auction, beer, wine and food. The event raises much needed funds for conservation education programs.
discoveryourforest.org/stars-over-newberry

August 15 - 17
BEND BREWFEST

Bend

Bend's biggest beer event returns! This is your chance to sample some of the country's finest craft beers. The 2019 event is slated to offer 200+ craft beers, ciders and wine. Stop by the X-Tap in the Brewtality Tent to sample hard to find small-batch beers from a variety of brewers. Live music, food vendors and more round out the classic summertime event.
bendbrewfest.com

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Calendar

Summer Concerts

Bigstock Music Festival

AUGUST 10

Coyote Ridge Ranch, Tumalo

Please join *Bend Magazine* and *Bend Home + Design Magazine* as we present the 10th Annual Bigstock Music Festival benefitting Oregon Adaptive Sports! Bigstock is Central Oregon's premier private concert and the largest fundraiser of the year for Oregon Adaptive Sports.

This year the event returns to the incredible Coyote Ridge Ranch in Tumalo on August 10, 2019. Big Head Todd & the Monsters as well as special guest Freddy Jones Band will take the stage for an unforgettable evening of music under the stars. Tickets are available now.

bigstockbend.com

Les Schwab Amphitheater

Bend

LSA returns this year with a stellar lineup. Grab your tickets online in advance to ensure that you have access to some of the region's best live music.

bendconcerts.com
amphitheaterbend.org

July 13
SLIGHTLY STOOPID

August 10
B-52S

August 13
AVETT BROTHERS

August 20
JOSH GROBIN

August 24
CAKE

Munch and Music

Bend

Drake Park comes alive on Thursday nights in the summer with free music, food trucks, a beer garden and local art and artisans. The evening kicks off at 5:30 p.m. with live music. Grab some delicious food from one of the many food trucks and vendors or sip on a Deschutes Brew while you browse booths presenting local artisans and craftspeople. Kids will love the family fun area complete with bouncy houses.

July 11, 18 and 25; August 1, 8 and 15
munchandmusic.com

Dancing in the Garden

Bend

C.E. Lovejoy's Market presents Dancing in the Garden Beer & Wine Gardens on the 2nd and 4th Thursdays of June, July and August. From 5 p.m. to 7 p.m., enjoy free live music, food by Bruneau's South Philly Cuisine, dancing, friendships, and fun. All are welcome; no charge.

June 13
OFF THE RECORD

June 27
HELLER HIGHWATER

July 11
FIVE PINT MARY

July 25
DOWNHILL RYDER

August 8
VICTORY SWIG

August 22
THE BLUE VINYLS

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artinthehighdesert.com

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blackrockconstruction.net

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buildingsolutionsbend.com

CNC Homes
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cnchomes.com

Johannesen Builders
541-318-1791
centraloregoncustombuilder.com

Neil Kelly Company
541-382-7580
neilkelly.com

Norman Building & Design
866-389-4245
normanbuilding.com

Parr Lumber
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parr.com

Stillwater Construction
541-678–2994
stillwaterconstructionbend.com

Sun Forest Construction
541-385-8522
sforest.com

Timberline Construction
541-388-3979
timberlinebend.com

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centuryins.com

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541-633-1961

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ju-bee-lee.com

Accent Lighting
541-316-1610
accentlighting.com

Akamai Woodworks
541-389-1802
akamaiwoodworks.com

Area Rug Connection
541-383-9013
arearugconnection.com

Baptista Tile & Stone Gallery
541-919-6560
baptistatile.com

Bend Glass & Mirror
541-388-7571
bendglassandmirror.com

Brentwood Mills
817-472-4272
brentwoodmills.com

Budget Blinds of Central Oregon
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budgetblinds.com/deschutescounty

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circainterior.com

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classiccoveringsbend.com

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complementshome.com

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541-678-5750

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thefixturegallery.com

Floor Decor
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floordecorbend.com

Harvest Moon Woodworks
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harvestmoonwoodworks.com

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highdesertstainedglass.com

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bendhomeremodeling.com

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jbbend.com

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la-z-boy.com/bend

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oceanadesignsor.com

Orion Forge
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orionforge.com

Patio World
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patioworldbend.com

Pomegranate Home & Garden
541-383-3713
pomegranate-home.com

Rocky Mountain Hardware Urban Heritage - Showroom
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urban-heritage.com

Root Adorned
541-241-8014
rootadorned.com

Sand Lily Home
541-668-6906
sandlilyhome.com

Saxon's Fine Jewelers
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saxonsfinejewelers.com

Studio Vero Design
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studioverodesign.com

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Wright Design Studio
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wrighthomedesign.com

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buysellbend.coldwellbankermorris.com

Duke Warner, Skjersaa Group
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skjersaagroup.com

Tartan Druim
tartandruim.com

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McGinnis Ranch

Bend | 77.75 Acres | $3.45M

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The Parker

Fossil | 3,200 Acres | $1.95M

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Black Drake Ranch

Bly | 420 Acres | $1.695M

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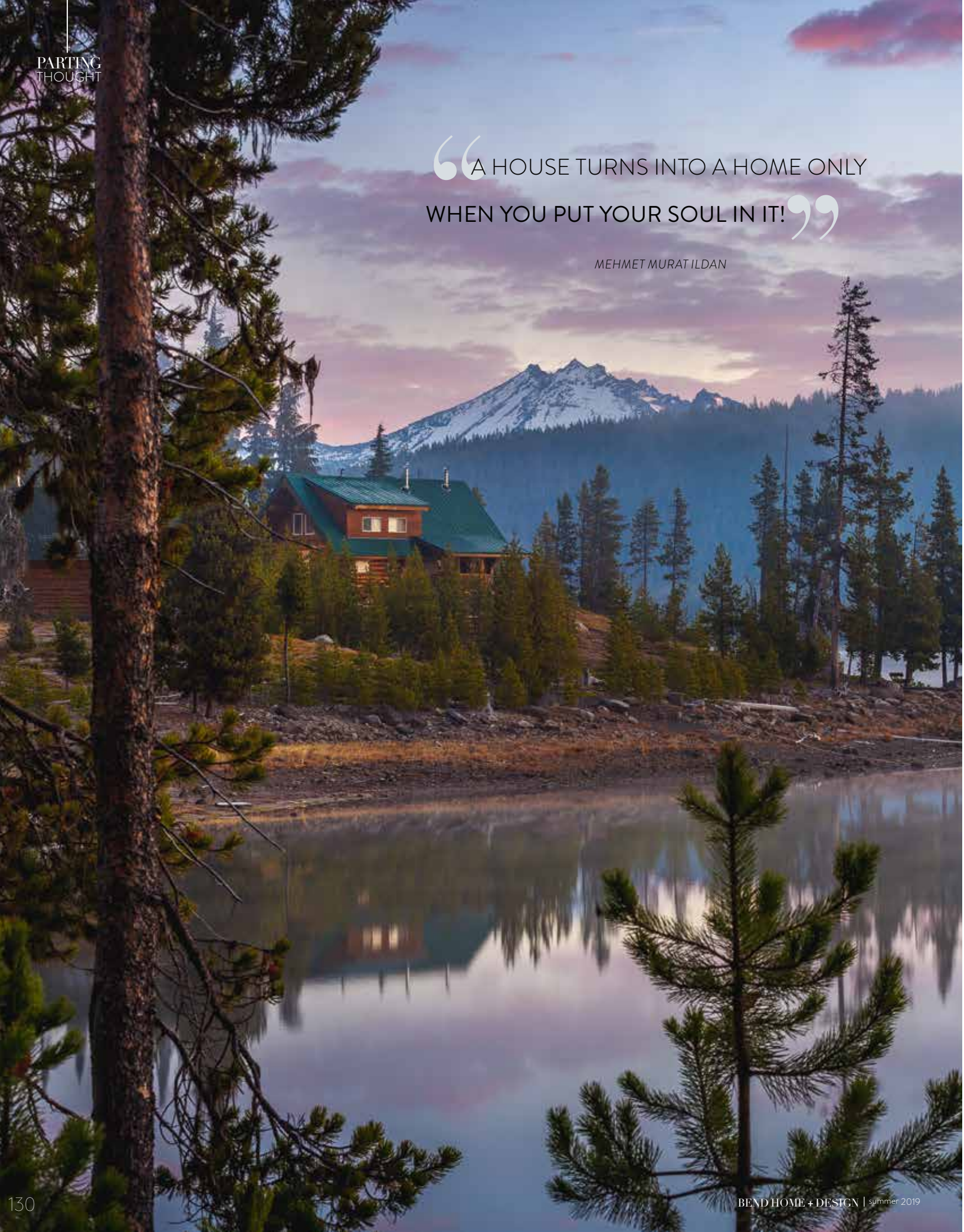

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