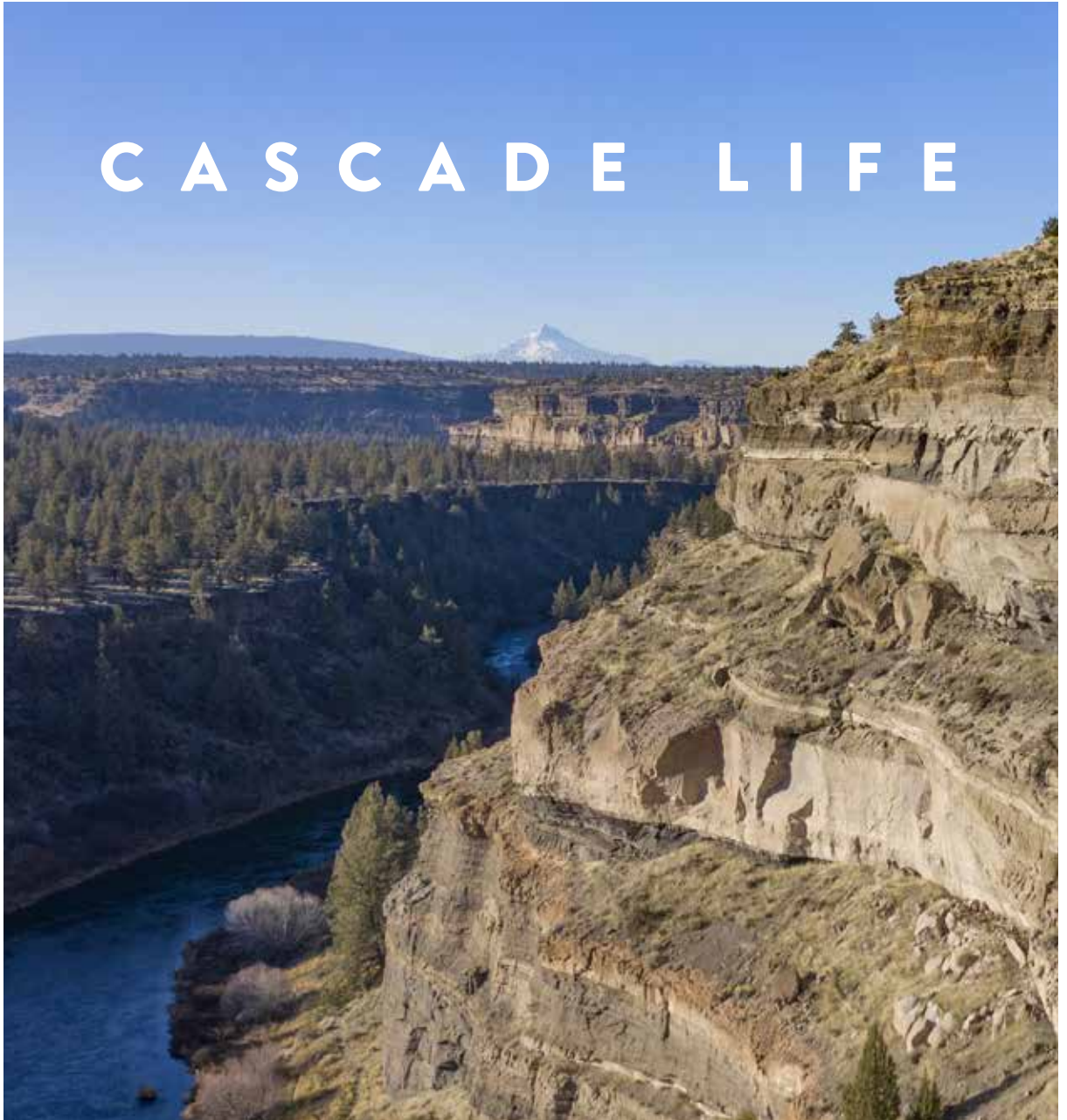


YOUR GUIDE TO OUR SERVICES ACROSS CENTRAL & SOUTHERN OREGON

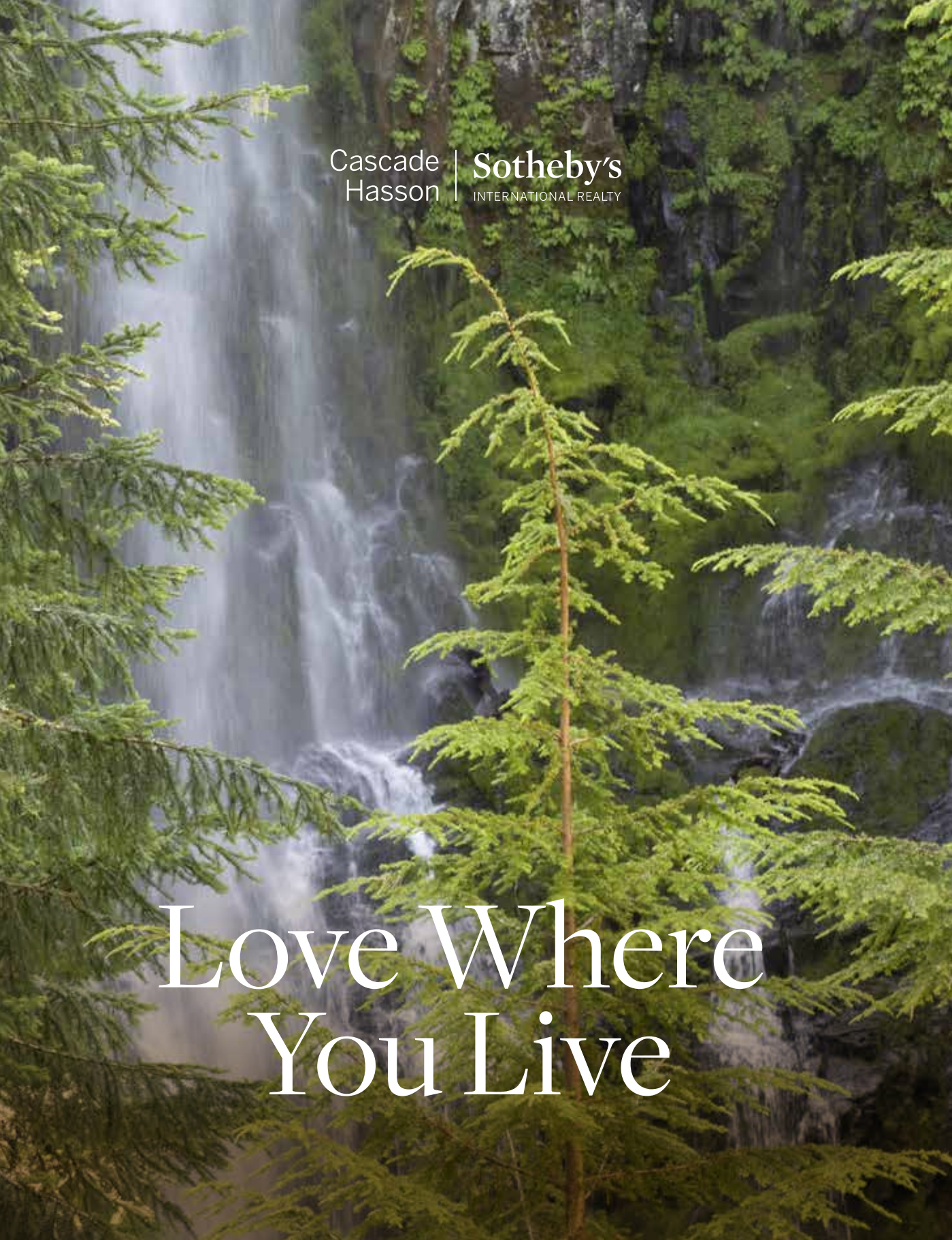
CASCADE LIFE



— A B A S E P U B L I C A T I O N —

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Love Where
You Live



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STEVEN COLLINGE

Founder & CEO

ANNA COLLINGE

Company Director

MATT BUSBY

Chief Development Officer

AIDAN PARR

Operations Director

DAVID FARROW

Strategy & Operations Manager

RICHARD SPITERI

Senior Partnerships Manager

HELEN O'HARE

Head of Design

B A S E

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GREYDOORPUBLISHING.COM

Hello...

**As in all industries, there are leaders and followers.
If you're reading this you've chosen to work with a leader
in the real estate market.**

The process of presenting a property and taking a client through the steps that result in a successful transaction is complex.

When handled well and by those with great connections and a deep knowledge of what is required, it shows.

The home and the feeling of home has never been more treasured... it is our Base.

We all need a Base... an anchor... somewhere to call our own. It defines an ownership of a particular space that we can return to when we need to rest and be safe.

These days the home can not only be our refuge but can be our place of work. We now ask more of our home than we ever have.

In this publication, we take pride in presenting the company and its people. In showcasing their services and their successes.

We take equal pride in sharing the details of competent companies who stand ready to assist you in creating your home, a new Base.

Whether you're buying or selling, relocating or investing, we wish you much success and hope that any part of this most recent experience leads you to your desired space.

Safe travels,

CONTACT US

US: 1101 Miranda Lane, Suite 131,
Kissimmee, FL 34741
Tel: +1 321 270 0415

UK: 3 Calder Court, Shorebury Point,
Blackpool. FY4 2RH
Tel: +44 1253 978214

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Welcome to Central & Southern Oregon

WE LIVE, WORK, AND PLAY IN THE PLACE WE CALL HOME

From the wild and scenic Cascade Mountain Range to the heart of Jacksonville's historic downtown - we love calling the Pacific Northwest our home. Locally owned and operated, Cascade Hasson Sotheby's International Realty represents Central and Southern Oregon with nine locations, including offices in Bend, Sunriver, Sisters, Redmond, Prineville, Jacksonville, and Ashland.

YOU'RE IN GOOD HANDS

Cascade Hasson Sotheby's International Realty represents the finest properties in the Pacific Northwest, generating \$6 billion in sales volume in 2021. Built on tradition and unrivaled service, we are proud to embody the iconic Sotheby's brand— combining local expertise with innovative technology and

global outreach. With 570 brokers working in 22 offices throughout Oregon and SW Washington, we are best positioned to help you achieve your real estate objectives.

LET US BE YOUR GUIDE

We strive to exemplify the spirit of the Pacific Northwest, with deep roots in the communities we serve. With so many amazing places to choose from in Central and Southern Oregon, our exceptional team of brokers is committed to finding you the perfect property to fit your diverse lifestyle. Whether you're dreaming of a view of the Cascade Mountain Range, or a ranch in the beautiful Rogue Valley, Cascade Hasson Sotheby's International Realty will guide you through the process every step of the way.

The Pacific Northwest is waiting for you.

WELCOME HOME!





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Experience & Enjoy

CASCADEHASSONSIR.COM



An aerial photograph of a town nestled in a valley. In the foreground, there are large industrial buildings with grey roofs and two tall, white smokestacks. An American flag flies on a pole to the left. The middle ground shows a mix of commercial and residential buildings, parking lots filled with cars, and green spaces. A river flows through the left side of the town. The background is dominated by steep, forested hills under a clear sky.

Cascade
Hasson

Sotheby's
INTERNATIONAL REALTY



“Discover a region where the past is honored with new riches, like wine and food trails, world-famous theaters and galleries, wild and scenic rivers, and colorful landscapes that look like they were painted.”

Introduction

The Central Oregon region has many things to offer! Cities like Bend often grab top rankings as one of the most livable communities in the U.S. and offers many lifestyle choices. Throughout the region you will find over 20 well-known golf courses, over 40 pristine lakes in the Cascade Mountains, whitewater rafting, fly-fishing, hundreds of hiking trails and camping spots, and skiing at Mount Bachelor and Hoodoo Ski Resorts. The Redmond airport is centrally located and now offers non-stop service to seven cities in the West.

Discover a region where the past is honored with new riches, like wine and food trails, world-famous theaters and galleries, wild and scenic rivers, and colorful landscapes that look like they were painted. Come fall and winter, the treasure trove might include snowshoeing around America's deepest lake, fishing for trout and steelhead, mountain biking epic forest trails or witnessing a surreal festival of lights. In Southern Oregon, there's an adventure everywhere you turn.

7 Reasons

TO MOVE TO CENTRAL & SOUTHERN OREGON



1. ENDLESS OPPORTUNITIES FOR OUTDOOR RECREATION

Whether you are interested in water sports, climbing, mountain biking, or hiking, Central Oregon has it all. Just want to explore? Check out Central Oregon's varied landscapes by hiking the Newberry Lava Caves, taking in the high desert mountains at Smith Rock State Park, or enjoying your favorite winter sport at Mount Bachelor.

2. GREAT WEATHER

300 days of sunshine is almost unheard of, but not for Central Oregon! Most of our wet days come in the form of snow in the winter.



3. LIGHT TRAFFIC

According to recent U.S. Census Bureau statistics, the average Bend (Central Oregon's most populated city) resident's commute is around 15 minutes.





4. LAID BACK ENVIRONMENT WITH FRIENDLY PEOPLE

People in Central Oregon understand the balance in working hard and playing hard. It is not uncommon for people to bring their dogs to work and have 'powder days' when Mount Bachelor has had some good snow. There is a strong sense of community and residents of Central Oregon are known to be extremely friendly and welcoming.

5. CRAFT BEER

With one brewery for every 9,111 people it is no surprise that Bend has been named "Beer Town USA." People in Central Oregon take their beer seriously. You are sure to find a brewery that fits your beer needs.

6. PARKS

Bend has more than 60 local parks throughout the city, which make up 2,600 acres of outdoor space. Each park is beautiful and meticulously well groomed.



7. A GREAT PLACE TO RAISE A FAMILY

From the great school systems, multitudes of cultural events and resources, outdoor activities, and low crime rates, Central Oregon is a wonderful place to start and raise a family!

Brand Heritage



The Sotheby's International Realty® brand harnesses the worldwide recognition and prestige of the Sotheby's name. Auctioneers since 1744 with a fine tradition of marketing the world's most cherished possessions, Sotheby's is now an innovative global art business serving the most discerning clientele. Sotheby's International Realty® benefits from this tradition and innovation through equity in the Sotheby's brand name and marketing collaboration.

GLOBAL NETWORK

The Sotheby's International Realty® global network encompasses 81 countries and territories, with 1,000 offices and 26,000 sales associates worldwide. This exclusive association of high-quality residential brokerage companies connects the Sotheby's International Realty® network to facilitate the thousands of referrals that occur annually among our offices.

GLOBAL MEDIA PARTNERSHIPS

The Sotheby's International Realty® brand marketing strategy is to develop quality content, across multiple platforms, in order to create and maintain global brand recognition and drive consumers to view our listings. With an emphasis on brand exclusivity, cutting-edge advertising technologies, strategic positioning, social traffic drivers and video content integration, the company utilizes media powerhouses whose innovation, experience and international impact allow our brand to connect with a global consumer.

E-GALLERY

The Sotheby's International Realty® eGallery is displayed on high-definition screens in Sotheby's International Realty® and Sotheby's auction house locations around the world. It is an exclusive, real-time, dynamic property slideshow designed to provide worldwide reach for the properties represented by our network.

PROPERTY DISTRIBUTION

Strategic placement and unique positioning of your home's best features are critical in securing the right audience, to not only preview your home online, but to take the next step in their home search. The Sotheby's International Realty® brand partners with and distributes properties to the most significant media companies and real estate-focused websites in the world in order to increase exposure of our listings.

LOCAL ADVERTISING

While our advertising strategy exposes our properties worldwide, we believe that it is equally important to have a dominant media presence in our local market. Our listings are consistently featured in key local publications. The combination of both global and local advertising ensures that your property will be exposed to the most qualified homebuyers.



SOCIAL MEDIA

Social media is a vital tool for luxury brands to provide content to their loyal following, as well as to attract new connections. Influential, well-connected buyers like to engage directly with their favorite brands – looking at photos, videos and articles with the ability to respond and share the content. We are not simply posting on social media, we are nurturing a highly engaged group of opinion-makers with exclusive content on Facebook, YouTube, Twitter, Instagram, LinkedIn, and Pinterest.

NATIONAL & INTERNATIONAL ADVERTISING

To increase exposure for your home, we have partnered with and distribute properties to the most influential publications in the world, including The Wall Street Journal, Financial Times, Ocean Home, Bloomberg Markets, Robb Report, Sotheby's Art & Home, Sotheby's Preferred and more.



EQUESTRIAN



LAKEFRONT



GOLF



FLY-IN



SKI



METROPOLITAN



HISTORIC

Lifestyles



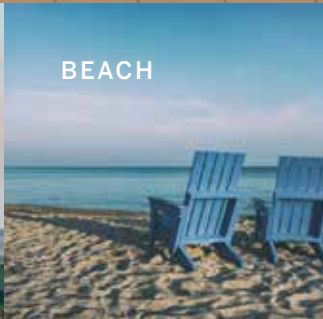
MOUNTAIN



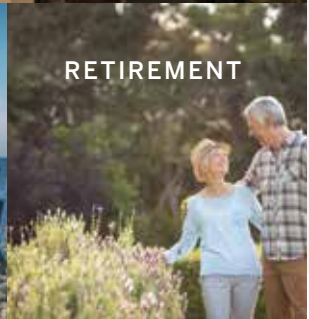
ECO-FRIENDLY



FARM & RANCH



BEACH



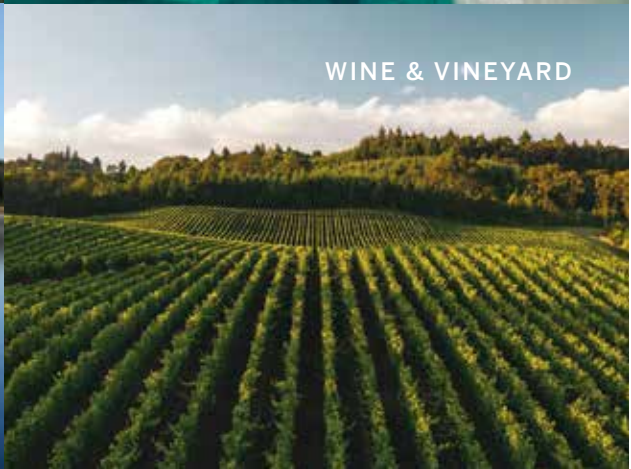
RETIREMENT



PRIVATE ISLAND

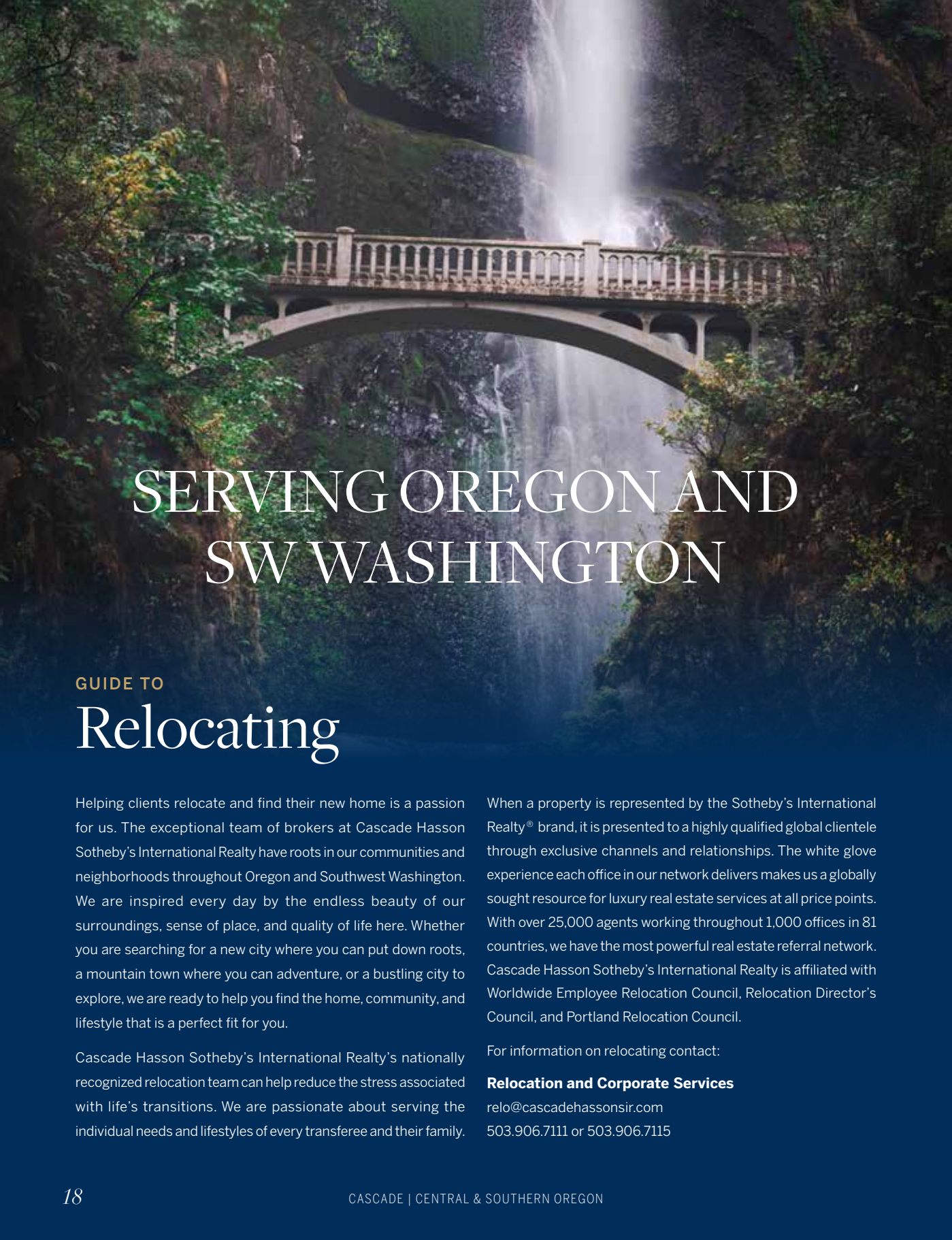


WATERFRONT



WINE & VINEYARD

NOTHING COMPARES.



SERVING OREGON AND SW WASHINGTON

GUIDE TO

Relocating

Helping clients relocate and find their new home is a passion for us. The exceptional team of brokers at Cascade Hasson Sotheby's International Realty have roots in our communities and neighborhoods throughout Oregon and Southwest Washington. We are inspired every day by the endless beauty of our surroundings, sense of place, and quality of life here. Whether you are searching for a new city where you can put down roots, a mountain town where you can adventure, or a bustling city to explore, we are ready to help you find the home, community, and lifestyle that is a perfect fit for you.

Cascade Hasson Sotheby's International Realty's nationally recognized relocation team can help reduce the stress associated with life's transitions. We are passionate about serving the individual needs and lifestyles of every transferee and their family.

When a property is represented by the Sotheby's International Realty® brand, it is presented to a highly qualified global clientele through exclusive channels and relationships. The white glove experience each office in our network delivers makes us a globally sought resource for luxury real estate services at all price points. With over 25,000 agents working throughout 1,000 offices in 81 countries, we have the most powerful real estate referral network. Cascade Hasson Sotheby's International Realty is affiliated with Worldwide Employee Relocation Council, Relocation Director's Council, and Portland Relocation Council.

For information on relocating contact:

Relocation and Corporate Services

relo@cascadehassonsir.com
503.906.7111 or 503.906.7115

INDIVIDUALS & FAMILIES

When moving across the state, country, or even across the world, Cascade Hasson Sotheby's International Realty offers a robust menu of services. We would love to walk you and your family through the maze of decisions and offer every resource to help get you from point A to point B with ease.

CORPORATE SERVICES

At Cascade Hasson Sotheby's International Realty, we welcome the opportunity to collaborate and strengthen our corporate relationships. Our flexible menu of services allows you to design a program to fit your company culture. Our staff has the knowledge and experience to assist your company and transferees with care and the highest level of customer service. Here are the following services we offer for companies:

- **Candidate Orientation Tours**
- **Policy Analysis & Development**
- **Employee Policy Counseling Transferees**
- **Expense Tracking**
- **Group Moves**
- **Lump Sum Assistance**
- **Relocation Cost Estimates**
- **All Individual and Family Services**

Real Estate & Neighborhood Tours Real estate education is a great tool for making a relocation decision. We offer you a real estate and neighborhood tour to help educate you on the real estate market so you can make an informed decision based on the relative cost of housing information.

Relocation Counseling We have developed a needs assessment analysis to determine specific areas of unique circumstances regarding individual and family relocation needs to create solutions for individuals and families.

Comprehensive School Information Finding the right school for your child can be one of the most important factors in your family's relocation decision. We have specific information for both public and private schools in the areas we serve.

Real Estate Services Cascade Hasson Sotheby's International Realty's brokers are the most successful in the Pacific Northwest. Let us match you with a broker locally, nationally, or internationally that best fits your needs.

Rental Finding Services We provide assistance finding a rental to help save you time. Our fee-based services are available to take the stress out of finding just the right housing for you in a complicated rental market.

Relocation Tools & Resources

Contact relo@cascadehassonsir.com for a comprehensive list of tools and resources for your upcoming relocation.

Mortgage Assistance Mortgage prequalification is an important step in determining your purchasing power. It also strengthens your position in contract negotiations. Contact us to get connected with a mortgage specialist.

Home Marketing Assistance We can manage the sale of your home anywhere in the United States to maximize top dollar and/or position your property to be the next to sell. We will match you with the right broker to help you list and market your home.

Cost Of Living Comparison Contact us for housing, population, demographics, weather, crime rates, educational resources, income range, and home sale activity in one comprehensive site for your convenience.

Moving Services Our moving company partners are able to carefully survey and estimate the cost of your move and will maximize service at the lowest cost.

Temporary Housing Coordination Need a place to live until your permanent housing is ready? Our temporary housing company partners offer completely furnished interim housing. We also offer alternative options for you to consider, based on your budget.

International Settlement Services Our fee based service provides customized tours of the area along with rental finding assistance. Services can also include visits to Social Security, Department of Motor Vehicles, banks, schools, grocery stores, post offices, and/or other personalized assistance based on your needs.

RELOCATION MANAGEMENT COMPANIES

As a partner for real estate services, we have designed our products to help you satisfy the objectives of your corporate client and facilitate the move of the relocating employee. We honor your relationship with your corporate client by providing exceptional service.

Whether you are managing Home Sale Programs or offering Destination Services, Cascade Hasson Sotheby's International Realty Relocation has the local expertise and a responsive relocation team to react quickly and keep you informed. Our goal is to exceed your expectations.



GLOBAL SERVICES

We're local. We're global. The white glove experience each office in our network delivers makes us a globally sought resource for luxury real estate services at all price points. With over 25,000 agents working throughout 1,000 offices in 81 countries, we have the most powerful real estate referral network.

Menu of Services

As a partner for real estate services, we have local and international resettlement services, including:

- Customized local tours
 - Rental finding
 - Other needs-based assistance
 - Mass transit options
- Accompanied visits include:**
- Department of Motor Vehicles
 - Social Security
 - Banks
 - Schools and childcare
 - Grocery store/shopping
 - Post offices
 - Sourcing a car, loans, and insurances
 - Health care offices and hospitals
 - Coordinate contacts for driving or language lessons
 - Locate places of worship
 - Information on hobbies, classes, and travel
 - Help with obtaining required immunizations
 - Discuss school enrollment process
 - Set up tours and meetings with staff
 - Options for childcare, daycare, and preschools
 - Welcome packets

SENIORS

If you are transitioning from your family home to a retirement or a 55 and over community, Cascade Hasson Sotheby's International Realty Relocation's Forever Young program is a natural fit to ensure a smooth transition.

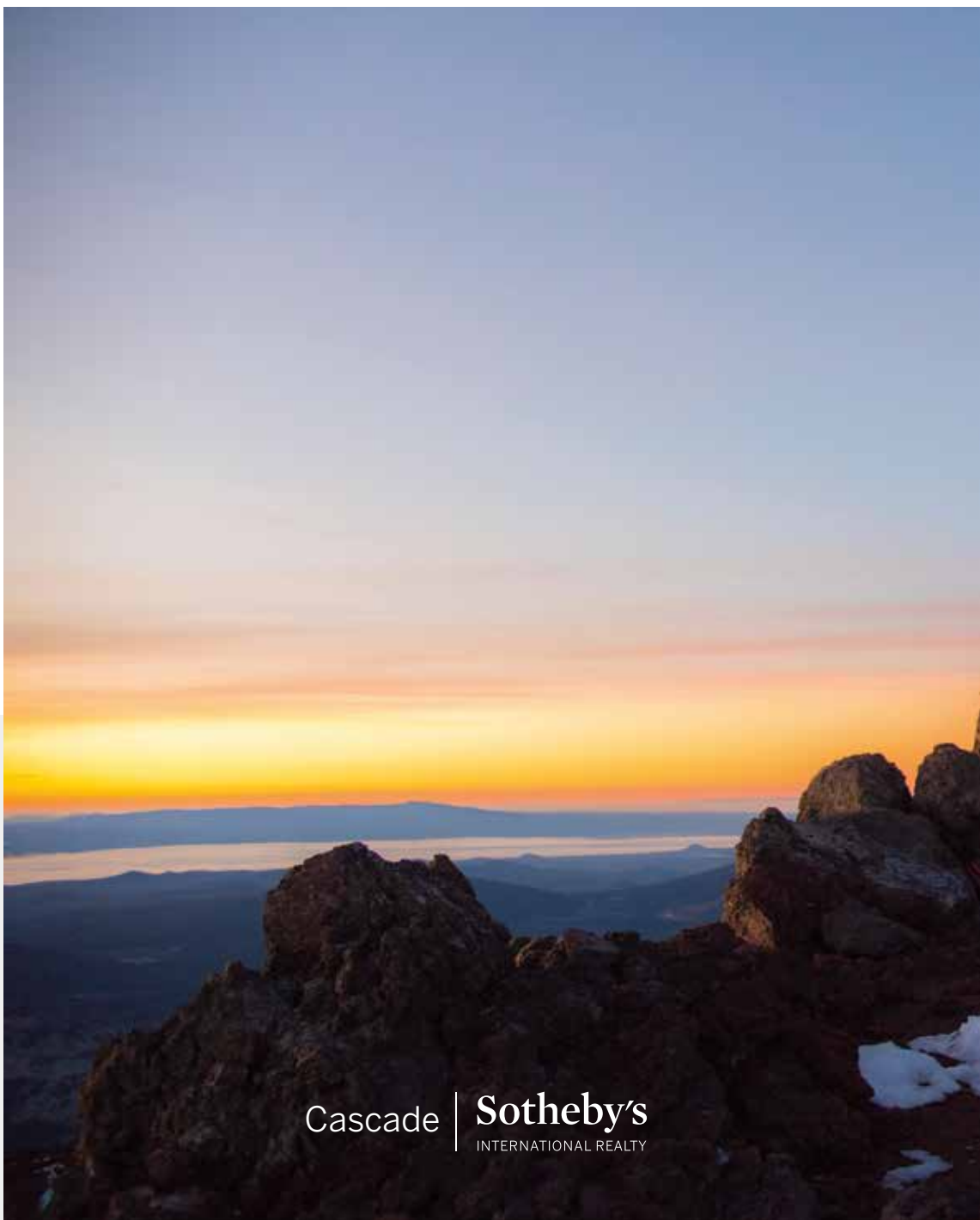
We assist with buying, selling, downsizing, and moving services for new residents. Our mission is to enable our Forever Young clients and their families to make decisions easily and empower you to move gracefully to a new and carefree lifestyle. Cascade Hasson Sotheby's International Realty Relocation can help you with the following questions:

- Should I sell or rent my current home?
- How do I downsize?
- What do I do with a lifetime's accumulation of things?
- Which type of community will best meet my specific needs?
- Is this the right decision and/or the right time?
- Will this be my final move?
- What will my new home/community be like?

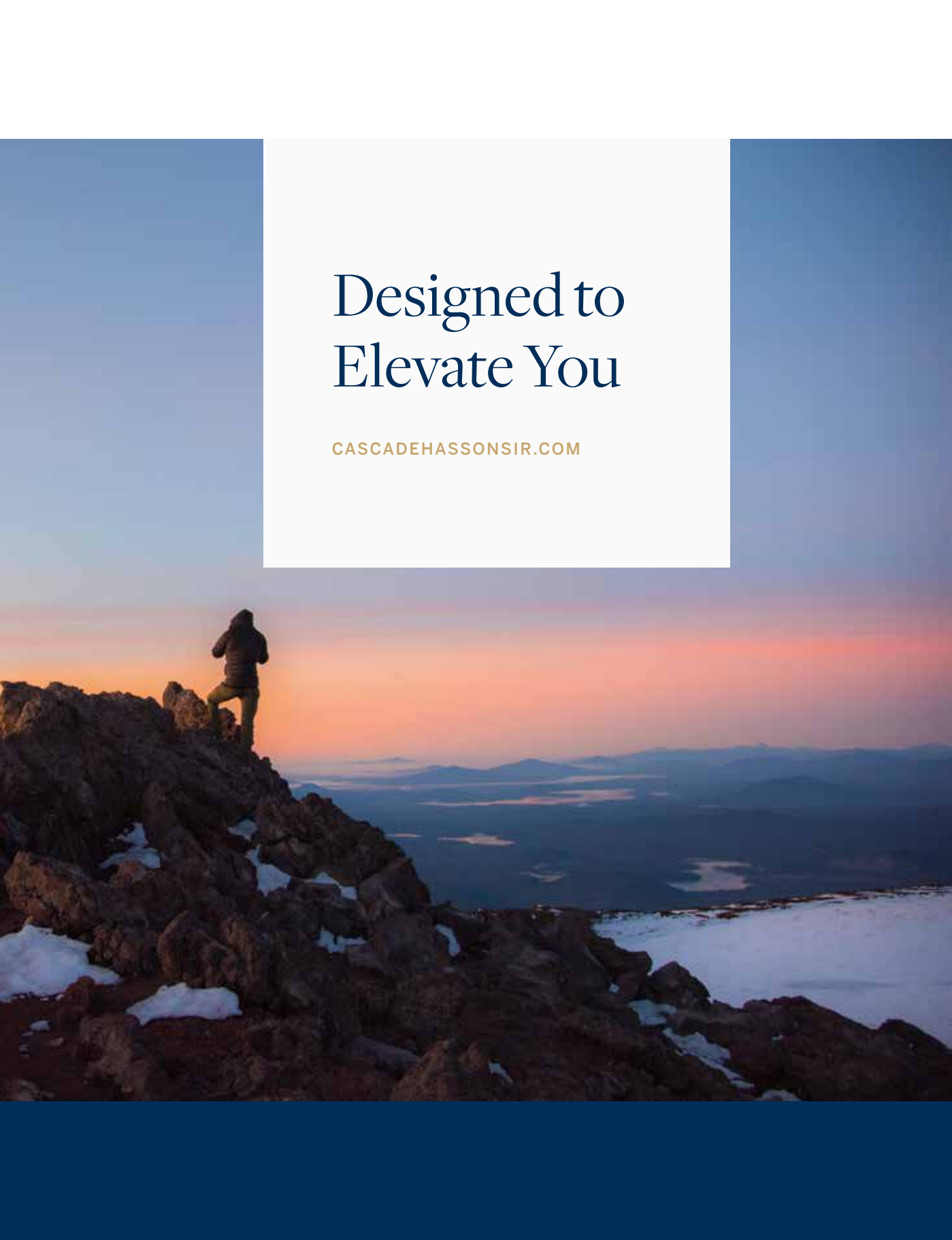
PROPERTY MANAGEMENT CONNECTIONS

Because not all clients want to sell, Cascade Hasson Sotheby's International Realty has relationships with several property management firms. Since houses in various locations are not one-size-fits-all, we match our clients with the most suitable property management resource.





Cascade | Sotheby's
INTERNATIONAL REALTY

A person is standing on a rocky mountain peak, looking out over a vast landscape. The sky is a mix of blue and orange, suggesting sunset or sunrise. The foreground is a rocky, snow-dusted mountain slope. The background shows a wide expanse of water and distant mountains.

Designed to Elevate You

CASCADHASONSIR.COM

Specialty Services

FARM, RANCH & VINEYARD



The Farm, Ranch, & Vineyard division at Cascade Hasson Sotheby's International Realty covers 100,000 square miles across Oregon and SW Washington, and we represent exceptional properties in this region.

We honor the incredibly diverse lifestyles we serve throughout the Pacific Northwest, and our brokers are here to find what speaks to you. Our Farm, Ranch & Vineyard brokers are experts, as they too are ranchers, riders, farmers, and vintners. You will often find our brokers outside the office - cultivating land and relationships

while driving back roads, wrangling horses, hunting, fishing, or walking rows of grapevines. Knowing the ins-and-outs of property values, water rights, and zoning is what separates our brokers from our competitors.

Our seasoned brokers have deep roots in the communities they serve, know the right places, the right tradesmen, and the right ways to help you. We bring integrity, intelligence, experience, and are your ally in helping you reach your real estate objectives.

For more information visit: farmranchvineyard.com



NEW DEVELOPMENT & RESORT PROPERTIES DIVISION

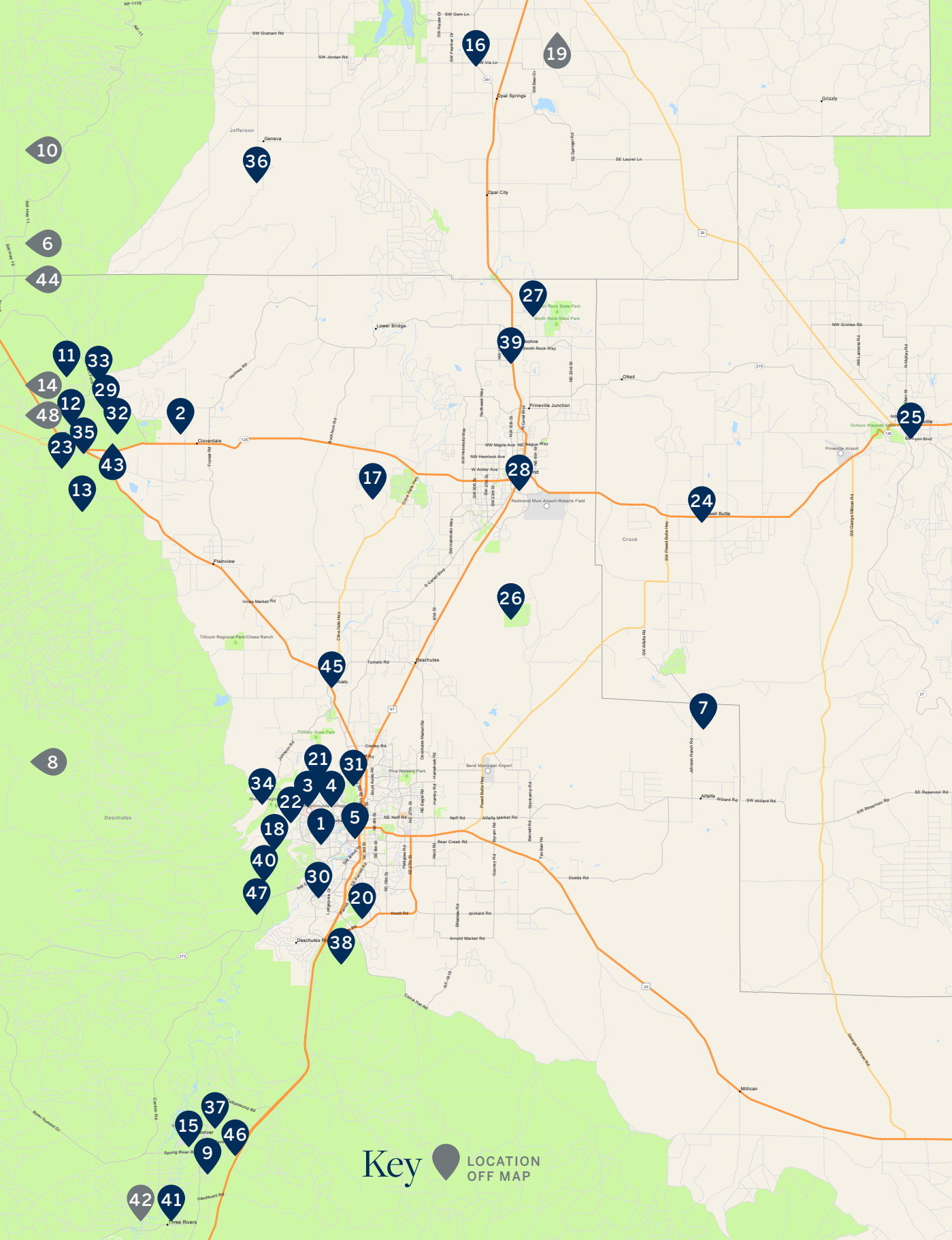
Cascade Hasson Sotheby's International Realty represents over 170 new developments in Oregon and SW Washington, including some of the most exclusive resort communities in the Pacific Northwest. Our New Home and Development brokers offer a comprehensive approach to working with builders and developers from the ground up. We conduct in-depth market research and create strategic marketing and sales plans for any size project. Our experienced

team will advise on land acquisition, lot yield analysis, marketing budgets, and sales goals.

We target the world's most qualified buyers through the marketing power of the Sotheby's International Realty® brand, offering exclusive online marketing exposure for new developments. Each property's unique branding and listings are showcased on the top-ranking luxury real estate website: sothebysrealty.com/new-developments



NEW DEVELOPMENTS



Key  LOCATION OFF MAP



Central Oregon Communities

1. 1925 TOWNHOMES

With its dirt fairways and sand greens, the first nine holes at Bend Golf Club presented a very challenging par 34 back in the 1920s. In fact, the winner of the first tournament on May 3, 1925 carded a respectable 10-over.

In a fitting tribute, Arrowood's 1925 will offer a formidable collection of 34 townhomes along the 10th hole. Each one is immaculately designed by award-winning architect John Muir and meticulously manicured by the team at Arrowood, the same people behind the successful townhome communities of Tripleknot at Tetherow, PointsWest and Milepost 1 at the 7th Mountain Resort, and many others.

Like each of those neighborhoods, 1925 not only has strong ties to one of Oregon's premier golf courses, it also has direct connections to year-round recreation and social activities. In addition to golf, all 1925 residents can take advantage of the Club's indoor swimming pool, exercise room and indoor/outdoor tennis courts. Add to that a busy calendar

of events and social gatherings with friends, and you have the epitome of the Bend lifestyle.

2. ASPEN LAKES

Having generated world-wide acclaim, this course is a favorite of golf enthusiasts from all over the world. The Aspen Lakes course has received recognition from Golf Digest as the number eight Best New Affordable Course in the United States. Brainstorm Magazine recently ranked Aspen Lakes the number two course in the Northwest for Best Overall Experience. The course has also been featured in both the Japanese and Korean versions of Golf Digest.

With the Redmond airport just 20 minutes away, Aspen Lakes is always a popular destination for out of state golfers when visiting Central Oregon. This upscale, gated community has a full-service pro-shop, a 28,000-square-foot clubhouse, the Brand 33 restaurant, and a recreational facility fit with a pool. Many of the homesites and properties offer awe-inspiring views of the Cascade Mountains. Most homesites have golf course frontage and are approximately an acre in size.

3. AWBREY GLEN

This private community features expansive views of the Cascades and the high desert, stunning lava outcroppings, and sparkling lakes. Many homesites either sit in clear view of the mountain range, or are nestled among the pines of the golf course. A popular community for families, Awbrey Glen has Junior Golf for the kids, a summer pool area, a private catch-and-release fishing lake, and many seasonal activities throughout the year.

4. AWBREY BUTTE

Sitting around 500 feet above downtown Bend, Awbrey Butte is a beautiful enclave of 782 homesites. Each homesite has been individually located to provide privacy and to maximize the views of both the city, and the nearby Cascade Mountain Range. Numerous hiking trails are found all around Awbrey Butte. The landscape is filled with ponderosa pine trees and other native vegetation, which allows Awbrey Butte to maintain that wonderful outdoor look and feel of Central Oregon, while playing host to many of the most beautiful homes Bend has to offer.

5. BEND

Nestled among a ponderosa pine forest on the banks of the Deschutes River on the eastern flank of the Cascade Mountains is Bend, OR. Bend is best known as the recreational haven of the Central Oregon region, fit with luxury resort living, stunning ranch properties, scenic mountain views, endless hiking and biking trails, winter sports, and world-class golf. As a growing city with one of the largest populations in Oregon, Bend is the cultural and commercial heart of Central Oregon. The natural beauty around Bend is absolutely showstopping. Only here can you witness forests, deserts, mountains, lakes, and rivers all converging to create an outdoor enthusiast's paradise. All these reasons and more have helped make Bend one of the fastest-growing cities in the nation for nearly a decade.



6. BLACK BUTTE RANCH

Upon arriving at the Black Butte Ranch, you will be greeted by pristine mountain views that truly make you feel out in nature. Black Butte Ranch has discovered a secret recipe for near perfect Central Oregon living. Fortunately for you, we know the recipe includes awe-inspiring scenery combined with year round events and world-class amenities. Of these amenities, the ranch boasts a golf course that melds seamlessly with the surrounding ponderosa pine forest. The trees work to frame an incredible view of the Cascade Mountain Range, placing this course in a league above the rest.

Every house and homesite for sale on Black Butte Ranch promises to fulfill your dream of Central Oregon living, fit with golf, mountain views, and so much more.



7. BRASADA RANCH

Brasada Ranch is a resort community tucked away in Powell Butte. A breathtakingly beautiful landscape caters to every whim from championship golf, equestrian trail riding, and miles of hiking, all with stunning panoramic views and scenery to enjoy. At Brasada Ranch you can find both a private golf course for members and resort guests alike, as well as a distinctive semi-private course. This resort community is indulgent for homeowners and resort guests alike with on-site spa facilities, a variety of accommodations, amenities, and services. The community boasts a total of 900 platted lots with beautiful homesites still available.

8. BROKEN TOP

Nestled where the high desert meets the foothills of the majestic Cascade Mountains, Broken Top Club welcomes you in style. With exposed timber trestles and rough-hewn rock, the Clubhouse offers an elegantly rustic refuge. With a massive wood-burning fireplace, the casual sophistication will invite you in and keep you there.

Opportunities to enjoy the Central Oregon climate and natural outdoor beauty abound with the award-winning championship Weiskopf/Morrish golf course, an 18-hole putting course, four tennis courts, an outdoor swimming pool, a fitness center, a massage room, and locker rooms fit with both spa and steam rooms.

9. CALDERA SPRINGS

This vacation community set within the Deschutes National Forest offers over-sized homesites, custom homes, and vacation cabins all with wonderful views of snow-capped mountains. Offering exceptional recreational opportunities, Caldera Springs places you within adventure distance to pristine lakes, gentle streams, miles of hiking and biking trails, and much more. The community is centered around the Lake House Lodge with its beautiful stone fireplace, offering shuffle board, a quarry swimming pool, and game tables all set in a warm family atmosphere. The Zeppa Bistro will satisfy your appetite with wood-fired baked pizzas, classic panini sandwiches, and fresh salads. If golf is on the agenda, golf on the Bob Cupp-designed Caldera Links and Golf Park.

10. CAMP SHERMAN

Surrounded by the Deschutes National Forest, Camp Sherman is the Crown Jewel of Oregon, just 15 minutes from downtown Sisters, and located on the Metolius River, which is well known for its world-class flyfishing and crystal-clear water. Here you can enjoy views of majestic Mt. Jefferson at the headwaters of the Metolius River where it bubbles up from the ground, or stroll along its bank enjoying the colorful wildflowers and old-growth “yellow-belly” Ponderosa Pine trees.

The community of Camp Sherman is unique, as the farmers from Sherman County were among the first to make Camp Sherman their private getaway, building charming cabins along the river. Today, there are many other residential opportunities.

Until recently, Native Americans rode their horses to Camp Sherman to sell huckleberries during the summertime. The Camp Sherman Country Store/gas station/post office is the hub of the community, as well as the Community Hall where the Historical Society has ice cream socials and potlucks.

Recreational opportunities abound such as hiking, biking, or cross country skiing along the many trails, swimming at nearby lakes, golfing at Black Butte Ranch, or downhill skiing at Hoodoo Ski Resort. Bring your family and enjoy the area and community as Oregonians have done since the early 1900s. Make it YOUR family tradition!



11. CASCADE MEADOW RANCH

Cascade Meadow Ranch is a gated residential equestrian development located about two miles northwest of Sisters. CMR consists of 24 lots ranging in size from 1.63 to 2.96 acres in size. The homeowner's lots comprise about 60 acres of the total 300 acres in the development and are surrounded on all sides by USDA Forest Service lands. The approximately 300 acres of common space consist of 100 acres of irrigated pasture and landscaped grounds surrounding a community barn, stables, and a clubhouse. Undeveloped lands are predominantly covered by ponderosa pines, a few junipers, and other conifers. This is very similar to adjacent Forest Service land. Home prices range from \$800,000- \$2,000,000.

12. CLEARPINE

The original old-growth ponderosa pine lumber mill hasn't been producing lumber for years now, but its former location is now being transformed into a beautiful new residential community in Sisters, Oregon, called ClearPine. Its namesake is derived from the high quality "clear" lumber that was produced for several generations, up to the 1960s, when the mill was closed for good.

With a tasteful collection of long established architectural styles, high quality construction standards, along with protective design guidelines and CCR's, you can have confidence in the long term aesthetic character and home value retention in this highly acclaimed and sought after neighborhood!



13. COYOTE SPRINGS

Imagine the rural feel of Central Oregon living just minutes from the town of Sisters. That's the lifestyle in Coyote Springs and Buck Run. Walk or ride your bike to this quaint town and all the restaurants, galleries, shops, and never-ending events like the Sisters Outdoor Quilt Show or Folk Festival. Whychus Creek meanders through these communities; many of the properties front this beautiful river. Adjacent to public lands for horseback riding, hiking, and cycling, the Sisters Trail Alliance is just out your back door!

14. CROSSROADS

Tucked right at the base of the Cascade Mountain Range about a mile from Downtown Sisters, Crossroads gets nearly twice as much snow as its neighboring communities. This neighborhood is accommodating to an equestrian lifestyle, with every home site built with horses in mind. If privacy is your thing, you'll be pleased to hear that Crossroads is completely surrounded by the Deschutes National Forest on all sides. With such a pristine natural playground in their backyard, it is no wonder why Crossroads has become a popular place to be.





15. CROSSWATER

Gently meandering rivers, spectacular mountain views, expansive open meadows, and a lofty pine forest, all set within a captivating high desert backdrop? You must be in Crosswater, a community where owners and their guests enjoy tennis, swimming, fishing, and unparalleled golf.

The Crosswater Club is a privately owned and operated golf and social club facility. Crosswater is a traditional heathland style 7,683-yard golf course, which crosses the Deschutes River seven times. Five tees on each hole balance risk against reward and challenge golfers of all levels. Other amenities consist of a driving range, as well as putting and chipping greens.

16. CULVER

Culver lies on the high desert plateau just north of Bend, in the heart of Central Oregon's outdoor playground. It's a small town off of highway 97, most notably famous for being in the path of totality of the great American eclipse of 2017.

With the Ochoco National Forest on one side and the Deschutes National Forest on the other, Culver offers access to epic hiking, mountain biking, and cross-country skiing. Check out the scenic views above Lake Billy Chinook, take a paddle at the Cove Palisades State Park, or cast a fly into the wild Deschutes River. Central Oregon is ready to be explored, and Culver is a great place to start.

17. EAGLE CREST

Eagle Crest Resort is home to over 1,850 homes, chalets, and vacation residences all set within 1,700 acres. The first homes were built almost thirty years ago. Eagle Crest Resort has been a favorite family destination for decades. Eagle Crest offers buyers several real estate options with the convenience of Bend and Redmond town centers all within minutes.

When it comes to golf in Central Oregon, challenge, variety, and value are the top priorities at Eagle Crest Resort. With two championship golf courses, The Ridge Course and The Resort Courses, a tough 18-hole, par-63 Challenge Course, and the popular 18-hole putting course, links lovers are never far from their favorite pastime in Eagle Crest.

18. THE HIGHLANDS

The Highlands at Broken Top is a beautiful, private, and gated community bordering Tetherow and the Deschutes National Forest. Just minutes from downtown Bend, this 500-acre parcel boasts around 50 homesites that meander through unrivaled and varied terrain, each being about 10 acres in size. Breathtaking Cascade Mountain views, privacy, and location are the draws to this exclusive Bend neighborhood. Seconds from world-class golf, bike trails, and hiking experiences, The Highlands at Broken Top is an exemplary example of luxury Bend living.

19. MADRAS

Originally named "The Basin" due to the circular valley, its uniquely beautiful landscape is only one of the fascinating features of Madras. Highly revered for its picturesque views, Madras offers views of the nearby Cascade Mountain Range, as well as several local lakes. Madras is known for its semi-arid climate, as its precipitation levels are below the national average, yet not overly so. In addition to a flourishing farming community, the city of Madras is very diverse and has a lower-than-average cost of living. Madras is quickly becoming a hotspot in Central Oregon for new businesses of all kinds.

20. MOUNTAIN HIGH

Mountain High is a premier gated community in southeast Bend, Oregon offering large home sites filled with towering ponderosa pines, mature native plants, and shrubs. These well-appointed custom homes were built with pride of ownership

in mind. This exclusive neighborhood offers lots of outdoor recreation possibilities, with tennis courts and a swimming pool, along with plenty of open, green space. There is also a newly completed 9-hole public golf course. The community of Mountain View is a short drive to all that Bend has to offer, including boutique shops, entertainment, restaurants, and even skiing at Mt Bachelor, which is only minutes away.

21. NORTH RIM

North Rim is a unique and exclusive 200-acre private community with spectacular one-acre homesites beautifully situated on the northern face of Awbrey Butte. The community offers stunning views of the Cascade Mountains, Deschutes River, and the serene high desert landscape. Situated on the northwest side of Bend, North Rim is minutes from downtown restaurants, schools, and local amenities. For the outdoor enthusiasts, many of Central Oregon's favorite activities are just outside the gates such as world-class snow sports, bike trails, hiking, and championship-level golf courses. Within the gates of North Rim, residents and guests can enjoy the clubhouse, park, and tennis courts.



22. NORTHWEST CROSSING

Idyllic, livable, and sustainable are just a few of the words the residents of Northwest Crossing use to describe their lifestyle. Northwest Crossing is a development thoughtfully planned to be reminiscent of the older downtown Bend. With schools situated among houses, parks mingled throughout, and sidewalks lining every street, this is a neighborhood full of character and charm. Architecturally, Northwest Crossing offers a great blend of bungalows, northwest craftsman, and mid-century modern homes. Real estate options in this northwest neighborhood are also quite diverse, from single-family resales, to townhomes, to purchasing a lot and working with a local builder, or purchasing a home currently under construction.

23. PINE MEADOW VILLAGE

Pine Meadow Village prides itself on being a neighborhood that cares about their landscape, their community, and each other. Formerly part of Pine Meadow Ranch, this community is now part of the city of Sisters and offers some of the best views of the Cascade Mountain Range around. Because this used to be part of a well-maintained ranch, the land lacks the usual amount of pine trees, which allows for more sun to shine down, and negates the need for any pine needle clean up. With a luxurious clubhouse, a community pool, and water fixtures all connected by a network of bike paths, this community combines high-end amenities with a rural lifestyle.



24. POWELL BUTTE

The community of Powell Butte is located just west of Prineville and east of Redmond. It is an unincorporated community in Crook County, Oregon, and named after the nearby Powell Buttes.

25. PRINEVILLE

While small, Prineville has enjoyed general prosperity through wood products, tourism, and even some tech influences. However, the main draw appears to be the natural wonders that surround those who call Prineville home. Mountain and water sport enthusiasts will find plenty of opportunities practically right outside their door: tubing, fishing, and rafting are just a few activities that can fill up your weekends.

26. PRONGHORN

Located in Deschutes County just 10 miles outside of Bend, Pronghorn is a community that claims to have perfected the art of living well. This resort boasts some of the best luxury homes and golf courses that Oregon has to offer, alongside an attitude that encourages its residents to get out and explore the picturesque high desert landscape. Whether you're looking for a leisurely day by the pool, a match of tennis, a scenic ride on your bike, or even a well-deserved spa day, Pronghorn is a community that offers it all and more.



27. RANCH AT THE CANYONS

Located on the Crooked River between Smith Rock and Coyote Butte is one of the most exclusive ranch properties that exists on Oregon lands. There are a limited number of land holdings, most ranging from five to ten acres or more per building lot. Each landholding has been hand-tailored with respect to privacy, and takes advantage of the breathtaking views of the canyons and valleys. The Cascade Mountains shield this northwest property from the rains of western Oregon, providing nearly 300 days of sunshine a year while creating a temperate climate that enables flowers, orchards, and vineyards to grow on 600 acres of irrigated farmland.

28. REDMOND

The city of Redmond is one of Oregon's fastest-growing residential communities. Redmond is particularly well known for its stunning setting on the easternmost part of the majestic Cascade Range. Juniper trees and sagebrush are dotted throughout the area, making it appear as a charming desert oasis. Amid all this natural beauty, residents enjoy access to fishing, mountain climbing, hiking trails, white water rafting, camping, and championship golf courses.

The city of Redmond lies on a plateau and stretches over 15.5 square miles. Redmond has the feel of a cozy small community, and yet, has close proximity to big cities. Eugene is only 126 miles from Redmond, Portland is 144 miles away, and capital city Salem is just 129 miles away. Redmond is a truly ideal central location that leaves all the best of Oregon right at its resident's fingertips.

29. RIDGE AT INDIAN FORD

Ridge at Indian Ford is a gated custom home community. Many of the homes have Cascade Mountain Range views. There is a community barn with stalls available to the property owners. The development is adjacent to public lands and approximately four miles north of Sisters for an easy commute to town. It is a very quiet community, made for rural living with a touch of luxury.





30. RIVER CANYON ESTATES

River Canyon Estates, located in southwest Bend, sits alongside the rim of the Deschutes River. Just five minutes from the Old Mill district, it is a well situated, conveniently located hub. The community was built with outdoor activities in mind. This exclusive neighborhood of homes offers quick access to world-class skiing, championship golf courses, fly fishing, and is within walking distance to the Deschutes River Trail. A beautiful, well-appointed community clubhouse with a fireplace, bar, full kitchen, fitness center, multiple tennis courts, an outdoor swimming pool, and a children's wading pool sit at the heart of the neighborhood, encouraging community gatherings and an array of social life.

31. RIVERS EDGE

River's Edge is a community unlike many others, and while it feels like a secluded community, it is still very close to all that Bend has to offer. Perhaps it is the soaring golf course and mountain views coupled with surrounding trees, wildlife, and walking trails, that make this community so special. One thing is clear, River's Edge is a place where neighbors share good times and a love of the outdoors. This community boasts several single-level floor plans with open concepts and impressive finishes.

Living in River's Edge allows you to enjoy great games of golf on the 72-par course year-round, experience nature through the miles of nearby trails, be near many of Bend's most exciting destinations, and have amazing views of the Cascade Mountain Range as you and your home are located on the east side of Awbrey Butte.



32. SADDLESTONE

One of the new up-and-coming neighborhoods around, Saddlestone is ready to impress. Woodhill Homes is currently developing single-family homes with easy care landscaping and access to a community park, all maintained by a lively HOA. The sites are located to the Northeast of Sisters, in an area that is hillier, and perfect for sledding when the snow falls.

33. SAGE MEADOW

Sage Meadows was developed around the Indian Meadow Preserve, which was donated to the Land Trust in 1996 by a local landowner, to protect the dramatic scenery and important wildlife habitat. Bisected by Indian Ford Creek, this picturesque, 63-acre meadow near Sisters contains a unique diversity of habitats ranging from wetlands to pine forest. The Preserve also serves as a migratory corridor for mule deer and a breeding ground for migratory songbirds. This is a custom home community adjacent to public lands with lot sizes ranging from one to two acres. It is set in a pine tree forested area with views of the preserve and Cascade Mountains from many of the homes.



34. SHEVLIN LANDING

Located on the edge of town, Shevlin Landing is perfect for anyone who wants to explore one of Bend's Newest Communities, built by Simplicity Homes. These homes will feature various elevations, floor plans, mountain views, privacy, and generous lot sizes. Best of all, the community is within close proximity to Shevlin Park. Be one of the first to secure your new home before they're gone!

35. SISTERS

Sisters is the perfect place to explore Central Oregon. This enchanting town offers stunning natural beauty and a wide variety of outdoor adventures and cultural activities that appeal to all interests like the Sisters Rodeo, Sisters Folk Festival and the Sisters Outdoor Quilt Show. There is never a shortage of fun things to do in the Deschutes National Forest on the edge of town with trails, lakes, scenic drives, and gorgeous vistas.

36. SQUAW CREEK CANYON ESTATES

The Squaw Creek Canyon Estates sits about 7 and a half miles from Sisters, right on the scenic bluff of Whychus Creek. The neighborhood itself has both county and privately maintained roads, community water, and onsite septic. Sitting atop the bluff, one cannot exaggerate how breathtaking the view of the Cascade Mountain Range is. At the end of the neighborhood on Sorrell Road, there is access to public land that is ripe for exploration either by foot or on the seat of a bike.

37. SUNRIVER

Fit with all of the amenities imaginable, Sunriver offers something for everyone, including luxury resort living, stunning ranch properties, scenic mountain views, endless hiking and biking trails, winter sports, and world-class golf. Located on the Deschutes River this area is just 15 miles south of Bend at the base of the Cascade Ridge. Meandering through the landscape is The Little Deschutes, Big Deschutes, and Fall River, all of which create stunning natural beauty with native pines and mountain ranges serving as a backdrop.

38. SUNSET VIEW ESTATES ON LOST TRACKS GOLF COURSE

Made with perfect Central Oregon rolling terrain fashioned into beautiful golf holes by designer Brian Whitcomb, the Sunset View Estates are the envy of golfers everywhere. With 7,000 yards of breathtaking views and challenging golf shots, the nearby Lost Tracks Golf Club defines the word golf.

Although Lost Tracks Golf Club is located near the city of Bend, it has the feeling of quiet seclusion. The golf course is bordered by national forest land and carved out of a stand of ponderosa pine trees with lava rock outcroppings, dotted with sparkling lakes, and seaside sand-filled bunkers. The old-style design, without the long walks between greens and tees, invites the golfer to walk the meticulously groomed and maintained fairways.

Lost Track's design philosophy did not include a "signature hole" consideration. Many players may consider the 141-yard, 16th hole a par 3 island green, with an old railroad dining car for a bridge, to be exactly that. However, with so many gorgeous holes to choose from, we will leave that up to you. Have fun!

39. TERREBONNE

Terrebonne is an excellent place for those looking for that small-town charm. With only several hundred households, you have an amazing opportunity to really learn who your neighbors are. In a world that's more and more hung up on virtual connectivity, it can be the perfect solution to help you start appreciating the people who are actually in front of you as opposed to making hundreds of 'friends' across the ether. While the majority of people here are either married or married with children, you should be able to find welcoming people regardless of your circumstances. You can expect warm but not terribly hot summers and chilly winters. You're also close to the city of Bend, so you have the opportunity to have a more metropolitan experience if you so choose.

The state of Oregon also offers the mountains, forests, rivers and coastline which are all perfect vacation spots, so you can take weekend trips whenever the mood strikes. That kind of freedom to move from place to place, depending on which part of the natural world is calling to you, is a beautiful experience that so many of those who live in this great state take advantage of. The preservation message is strong here, and you can expect to get caught up in the overwhelming majesty when you hike, fish, camp, or just drive through the many scenic places around

you. The affordable city of Terrebonne could just be your next perfect place if you're looking within the Central Oregon area.

40. TETHEROW

Cradled beneath the snowcapped Cascade peaks and situated among the ponderosa pines of the Deschutes National Forest, Tetherow is a 700-acre golf and recreationally-planned resort community. It's the perfect home base for adventurers looking to explore the Oregon wilderness.

Tetherow has amenities and pleasures for all, beginning with an 18-hole championship semi-private course designed by David McLay Kidd, the award-winning architect of Bandon Dunes and the new St. Andrews Castle Course in Scotland. The 7,298-yard links-style course features a diverse mix of holes framed by ragged bunkers, knobs, and knolls, and is surrounded by panoramic views of Oregon's high desert and Central Cascade Mountains. Living in Tetherow means choosing from one of the 375 single-family home sites with many building opportunities available, or perhaps one of the 200 townhomes plotted within the community. Lots start at \$200,000 and new construction single-family homes start at \$530,000.

41. THREE RIVERS RECREATION AREA

Three Rivers Recreation Area is a private gated community approximately 40 years old with about 4,000 acres of land surrounded by BLM, National Grass Lands, Forest Service Lands, and the Warm Springs Indian Reservation on the Metolius River arm of Lake Billy Chinook. TRRA now has its own state-supported fire district with full-time volunteer fire and rescue capabilities, plus there is a paved airstrip.

There are approximately 600 properties with 75-80 full-time residents depending on the summer versus winter months. There is a Land Owners Association (LOA). The annual dues (currently \$450 per year) help support the gate operation and maintenance of the roads, marina, beach, and common area. The property has approximately 40 miles of roads and it is about 6 miles from the gate to Lake Billy Chinook. The black sand private beach area has an enclosed swim area with a diving platform, beach, and picnic areas, and a four-lane boat launch. There is also a marina store with gas pumps and propane tanks, boat moorings, and parking. In addition, there is a recreational building for social gatherings and events.

There is not a Public Utility District. In other words, we are “off the grid.” The area utilizes solar and wind power together with fuel generators for a state-of-the-art alternative lifestyle. Drilling of wells is allowed. There is a commercial well located on Three Rivers Recreation Area which can deliver water to your property and fill your cistern for cents per gallon. Although there is no phone service, cell phones, satellite television, and internet connections are available.

Other attractions include wildlife (deer, coyotes, eagles, wild turkeys), hiking, miles of waters sports opportunities, including excellent fishing on the Metolius, Crooked, and Deschutes Rivers and plenty of privacy.

42. THREE RIVERS SOUTH

Three Rivers South is an unincorporated community located just south of Sunriver and north of La Pine. With beautiful golf communities such as Caldera Springs and Crosswater, or unique ranch sites in Vandever Ranch, this area is a popular destination. Many other neighborhoods are situated along one of three rivers meandering through this scenic parcel. Fall River Estates offers 1/2 acre homesites, some bordering the Deschutes River.

43. TIMBER CREEK

Timber Creek is a popular 127-lot subdivision on the northeastern edge of Sisters. Platted in 1999, it consists predominantly of one and two-story single-family homes, along with a smattering of duplexes and townhomes.

Location is one of the key draws here: situate yourself amid a forest of old-growth ponderosa pines not far from the Sisters Elementary School and within close proximity to downtown Sisters. Built in six phases, Timber Creek also provides easy (and for some residents, direct) access to scenic Whychus Creek.

The neighborhood is also valued for its consistency of craftsmanship. Very detailed CCR's (Covenants, Conditions and Requirements) dictate the overall aesthetic of Timber Creek. All homes must be either timber-frame or Craftsman style. Building height is limited to 30 feet. Roofing must be dark-hued architectural composition shingles. All structures must have wood or masonry horizontal siding.





44. TOLLGATE

What began as a quiet getaway from the hustle and bustle of Portland has since turned into a beautiful, equestrian-themed neighborhood with hundreds of home sites ranging from half an acre to an acre in size. Paved and properly maintained sidewalks connect you to the many amenities Tollgate has to offer, like both basketball and tennis courts. Only a mile drive from downtown Sisters, Tollgate is perfect for anyone trying to find a balance of privacy and community in Central Oregon.

45. TUMALO

Those unfamiliar with the area known as Tumalo might assume there's little to this community beyond its small, quaint downtown, which is located off Highway 20 about 10 miles northwest of Bend.

But there's a lot to love about Tumalo (which is pronounced Tuhm-uh-low) — especially for those who value the land. Most Tumalo residents live on acreage outside Tumalo proper.

In fact, technically, Tumalo isn't even a town (it's a small, unincorporated community of several hundred people).

Because much of this region is zoned Exclusive Farm Use, many parcels here are 20 acres or more, which makes Tumalo a decidedly rural setting, despite the fact that it's just minutes from Bend. Here, you'll find a mix of farmers and ranchers, plus horse owners, folks who prefer a little breathing room, and those who simply appreciate the breathtakingly scenic setting.

Many Tumalo residents have strong ties to the area, having lived — and farmed or ranched — here for years. Others are horse owners drawn here because of the area's easy access to a variety of excellent trails. Even those who aren't equestrians appreciate Tumalo's proximity to the Cascade Mountains — some of the region's most incredible mountain views are found in western Tumalo (the area is divided by Highway 20).

46. VANDEVERT RANCH

Vandevert Ranch is located near Sunriver Resort in Deschutes County, Central Oregon, about fifteen miles south of the city of Bend. From US Highway 97, take Vandevent Road approximately one mile west, crossing South Century Boulevard, to the ranch gate. Vandevent Ranch was homesteaded in 1892 by William Plutarch Vandevent, a colorful westerner who brought cattle to the ranch and fathered eight children with his schoolteacher wife, Sadie. The log homestead and the one-room schoolhouse on Vandevent Ranch are both among the thirty-three sites listed as Historic Resources in Deschutes County. In fact, Vandevent Ranch is older than Deschutes County itself and pre-dates the founding of the city of Bend.

47. WIDGI CREEK

Minutes from the heart of Bend and nestled among giant ponderosa pines, sits the community of Widgi Creek. Beautifully landscaped private homes and townhomes all within minutes of downtown Bend's boutique shops, galleries, and fine restaurants make this Central Oregon location hard to beat.

Widgi Creek Golf Club is a challenging, 6,900-yard Robert Muir Graves-designed course with tight fairways and undulating greens set within the boundaries of the Deschutes National Forest. You will find some of the best scenery you can imagine on a golf course, here.



Southern Oregon Communities

1. APPLGATE

Applegate is a small community just west of Jacksonville, Oregon. The town was named after Lindsey Applegate who, along with his brothers, pioneered the Applegate Valley and River as they created the aptly named Applegate Trail. Now, Applegate stands as a pristine agricultural region, home to perfect conditions for growing wine grapes popular in France, like syrah, grenache, Marsanne, and viognier. Existing between the cooler Willamette Valley vineyards in the north and the warmer California vineyards to the south, Applegate combines the best of both regions to create world-renowned wine that wins acclaim from top publications in England, Sweden, and Italy.

2. ASHLAND

Ashland's beauty will first capture you with the unique geographic setting of being nestled at the base of the convergence of the Siskiyou and Cascade Mountain Range at nearly 2,000 feet in elevation. The four distinct, yet reasonably mild seasons in Ashland offer access to many recreational opportunities year-round and amazing culinary offerings.

3. CENTRAL POINT

Central Point is a suburb just north of Medford, and is perfect if you want to live a more private lifestyle while still having access to a larger metropolitan area. Medford attracts all of Southern Oregon with its amenities, but don't count out Central Point. This tight knit community has an impressive selection of local attractions, from wineries and restaurants to a raceway where you can drive your own car. The surrounding area is known for its agricultural prowess, so be sure to spend a weekend perusing local farms for the freshest produce in the valley.

4. EAGLE POINT

Just a dozen miles outside of Medford, Eagle Point is known for having a warm and friendly small town feel. A popular spot for retirement, Eagle Point is located near premier golfing and natural attractions, like Crater Lake. Having such a small population spread over a large area, Eagle Point is a rural community of farms, dairies, and ranches. This means that in this town, your privacy will be respected as you get to live a peaceful, small town life on your own vast acreage of land, free from the hustle and bustle of a larger city.



8. MEDFORD

One of the larger cities in Southern Oregon, Medford is often used as a hub for explorers of all kinds when traveling through the southern side of our beautiful state. Explorers of the outdoors will find an abundance of activities with the nearby landscape, from mountain biking to fishing. Explorers of the palate, however, will be happy to hear that Medford is home to a bounty of wineries ripe for tasting, as well as the Rogue Creamery, which has won several international awards. Of which, their blue cheese was named the best cheese in the world by the 2019 World Cheese Awards in Italy. Consider Medford to be your hub for all things Southern Oregon.

9. PHOENIX | TALENT

The Phoenix-Talent area is a school district shared by both towns, Phoenix and Talent, in Southern Oregon. Locals describe the area as a quirky place that gives off that “path less traveled” kind of feel. This was a popular location for homesteaders

heading west due to the fertile farmlands of the Bear Creek and Applegate Valleys. Now, you can sample the bounty of these lands by visiting any of the several local vineyards in what is one of Oregon’s oldest wine regions, famous for its rugged appeal. Phoenix-Talent is a great place to live for anyone who wants to be in the middle of one of the nation’s most respected wine regions.

10. ROGUE RIVER

Rogue River is a small suburb outside of Medford that residents praise for having a laid back, slow living lifestyle. This is a popular retirement community, mostly filled with small businesses and local stores. Placed right on the Rogue River, this community values its natural landscape and takes full advantage of everything the river has to offer, including kayaking, rafting, and all sorts of fishing. If a serene, river lifestyle is what floats your boat, then we hope you consider Rogue River as your home base for all things Southern Oregon.



School Districts



If you have children or know you may one day, you know how important schooling is or will be. With such variance in education, you naturally want to make sure your child is getting the right experience, the best one for helping them to grow and succeed. The area has numerous public and private schools which make picking hard...only because there are many great options! That's why we've put together this page to break down the most critical information for top, local schools from preschool to 12th grade. Check individual ratings and reviews at [greatschools.org](https://www.greatschools.org)



Central Oregon

BEND/LAPINE SCHOOL DISTRICT

520 NW Wall Street, Bend, OR 97703

541.355.1000

bend.k12.or.us/district

CROOK COUNTY SCHOOL DISTRICT

471 NE Ochoco Plaza Drive, Prineville, OR 97754

541.447.5664

crookcounty.k12.or.us

CULVER SCHOOL DISTRICT

412 West E Street, Culver, OR 97734

541.546.2541

culver.k12.or.us

JEFFERSON COUNTY SCHOOL DISTRICT

445 SE Buff Street, Madras, OR 97741

541.475.6192

jcsd.k12.or.us

REDMOND SCHOOL DISTRICT

145 SE Salmon Drive, Redmond, OR 97756

541.923.5437

redmondschools.org

SISTERS SCHOOL DISTRICT

525 E. Cascade Avenue, Sisters, OR 97759

541.549.8521

ssd6.org

Southern Oregon

ASHLAND SCHOOL DISTRICT

885 Siskiyou Boulevard
Ashland, OR 97520
541.482.2811
ashland.k12.or.us

CENTRAL POINT SCHOOL DISTRICT

300 Ash Street
Central Point, OR 97502
541.494.6200
district6.org

JACKSON COUNTY SCHOOL DISTRICT

11 N Royal Avenue
Eagle Point, OR 97524
541.830.1200
eaglepnt.k12.or.us

KLAMATH FALLS CITY SCHOOLS

1336 Avalon Street
Klamath Falls, OR 97601
541.883.4700
kfalls.k12.or.us

PHOENIX.TALENT SCHOOL DISTRICT

401 West 4th Street
Phoenix, OR 97535
541.535.7502
phoenix.k12.or.us

THREE RIVERS SCHOOL DISTRICT

8550 New Hope Road
Grants Pass, OR 97527
541.862.3111
threerivers.k12.or.us

GRANTS PASS SCHOOL DISTRICT

725 NE Dean Drive
Grants Pass, OR 97526
541.474.5700
grantspass.k12.or.us

KLAMATH COUNTY SCHOOL DISTRICT

2845 Greensprings Drive
Klamath Falls, OR 97601
541.883.5000
kcsd.k12.or.us

MEDFORD SCHOOL DISTRICT

815 S Oakdale Avenue
Medford, OR 97501
541.842.3636
medford.k12.or.us

PINEHURST SCHOOL DISTRICT

15337 Highway 66
Ashland, OR 97520
541.482.1910
pinehurst.k12.or.us

ROGUE RIVER SCHOOL DISTRICT

1898 East Evans Creek Road
Rogue River, OR 97537
541.582.3235
rogue river.k12.or.us



Giving Back

Our exceptional team of brokers at Cascade Hasson Sotheby's International Realty have deep roots in our communities. Through our dollars and our time, we support the long-term growth and vitality of the places we live, work, and play.

Throughout the year, our 570 brokers in Oregon and SW Washington give their time by volunteering and helping a variety of local organizations. In addition, many of our brokers

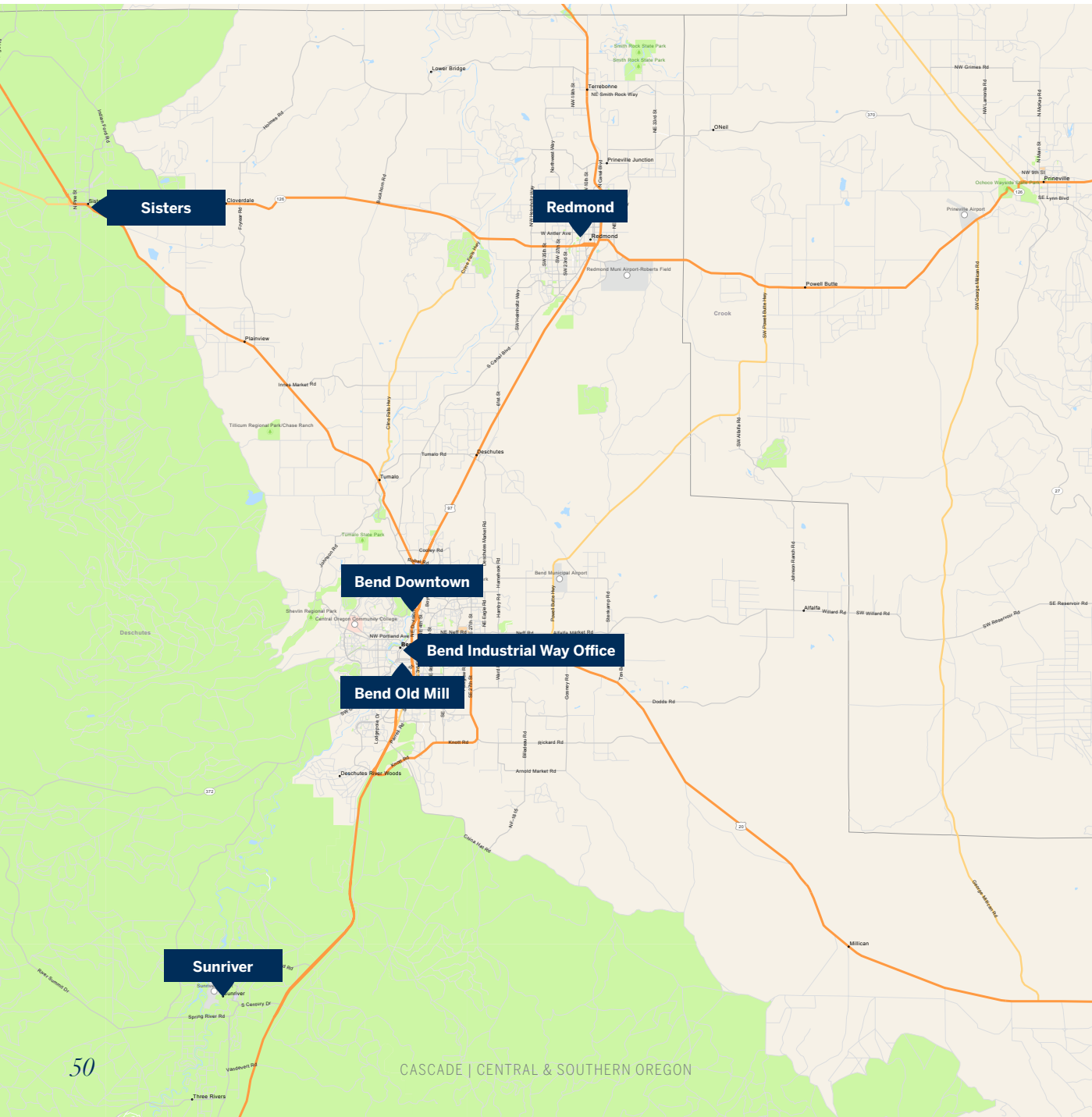
share their talents and do things like teach a Yoga class and donate the proceeds to a local charity or take on a role as a board member for local nonprofits with causes that are close to their hearts.

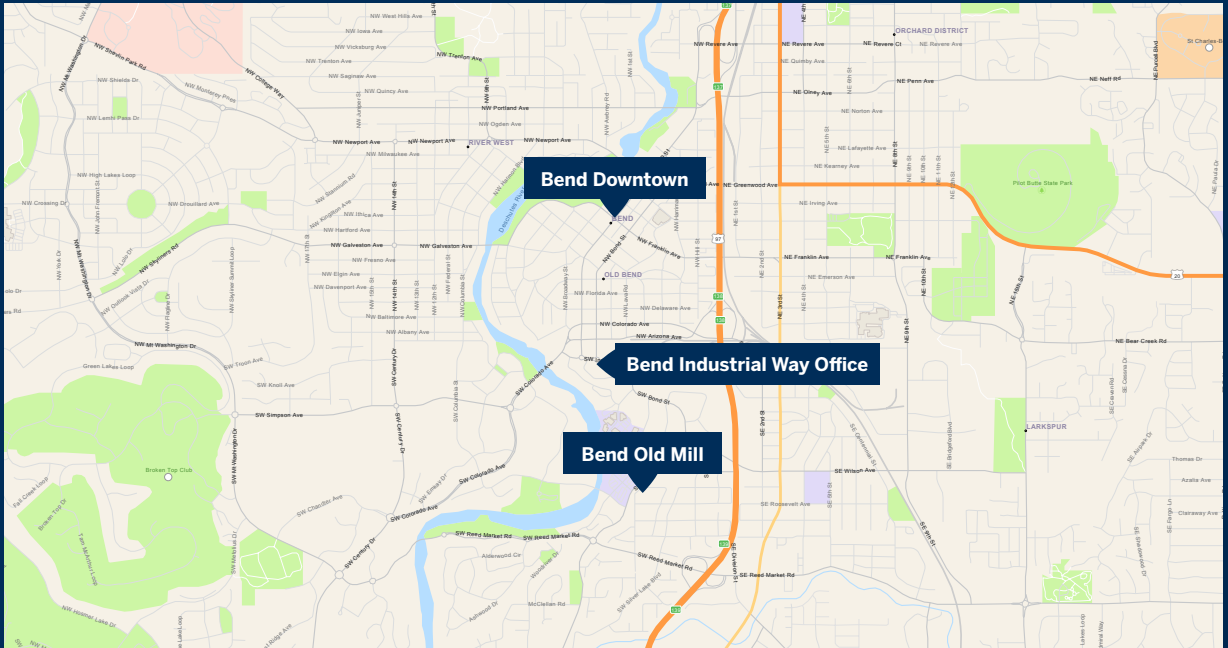
As a company, we often partner with organizations to make local events possible. We are pleased to be a part of bringing joy and fun to the communities we love.

Where We Give

- ALS Association
- Alzheimer's Network of Oregon
- American Cancer Society
- American Heart Association Go Red For Women
- American Red Cross
- Arbor Day Foundation
- Astoria Visual Arts
- Bend Waves and Summit Water Polo
- Bethlehem Inn
- Big Brothers & Big Sisters
- Boys and Girls Club
- Camp Starlight
- Camp Tamarack
- Campfire of Central Oregon
- CASA
- Central Oregon Cutting Horse Association
- Central Oregon Trail Alliance
- Central Oregon Veterans Outreach
- Choose Joy Foundation
- Classroom Law Project
- Crater high school athletics
- Crook County 4-H
- Crook County Baseball & Soccer Programs
- DACA/National Immigration Law Center
- Deschutes Children's Foundation
- Deschutes Land Trust
- Deschutes River Coalition
- Doctors without Borders
- Doernbecher Children's Hospital
- Dougy Center for Grieving Children
- Dress for Success
- Eleven +
- Equine Rescue Service
- Family Dogs New Life Shelter
- Family Access Network
- Festival of Trees
- First Story
- Flash Love
- Friend's of Powell Butte
- Goodwill
- Grandma's House of Central Oregon
- Habitat for Humanity
- Healing Reins Therapeutic Riding center
- Healthy Beginnings
- High Desert Chamber Music
- High Desert Dance Arts
- Humane Society
- In our Backyard
- J Bar J
- Jackson County Livestock Sale
- Junior Achievement
- Juvenile Diabetes Research Foundation
- Keep Tahoe Blue
- Kindred Matters
- Kiva microloan
- Kor Community Land Trust
- KPOV
- Leukemia and Lymphoma Society
- Lincoln County Sheriff
- Lines for Life
- Litter and Trash Rangers of Sunriver
- Mountain Star Family Relief Nursery
- Mt Hood Kiwanis Camp
- Mt. Ashland
- Multnomah Athletic Foundation
- National Park Service
- Neighbor Impact
- North Tahoe Firefighters
- NW Medical Teams
- Oregon Public Broadcast
- Opportunity Foundation
- Oregon Club of Central Oregon
- Oregon High School Equestrian Team
- Oregon Paralyzed Veterans
- Planned Parenthood
- Polio Plus
- Portland Monthly Light a Fire
- Portland Public Schools
- Portland Youth Philharmonic
- Project Ponderosa
- Powell Butte Community Charter School
- Red Rock youth program
- ReFIT for Vets
- Riverdale Parent Teacher Club
- Riverdale School District Foundation
- Road to Recovery with the American Cancer Society
- Rocky Mountain Elk Foundation
- Ronald McDonald House Charities of Central Oregon
- Rotary Club of Jefferson County and Rotary International
- Saving Grace
- Santa's Posse
- Second Tern Thrift Store
- Share House
- Shepherds House Ministries
- Shop with a Cop
- SMART Reading Program
- South Medford athletics
- Sparrow Clubs
- St. Jude's Children's Hospital
- Stanford Cancer Foundation
- Street Dog Hero
- Sunriver Nature Center and Observatory
- Susan B. Komen
- Taiwanese Friendship Association
- Take Back the Night Foundation
- Teen and Adult Challenge
- The American Legion
- The Bloom Project
- The Giving Tree
- The Kids Center
- The Mighty Endeavor
- The Oregon Food Bank
- The Professional Standards Committee
- The Wilderness Society
- The Wounded Warrior Project
- Tualatin Family services
- Tualatin Food Bank
- UNICEF
- United Way of Deschutes County
- United Service Organization
- Volunteers in Medicine
- Warfighter Outfitters
- Wonderland Express
- Young Audiences

Our Central Oregon Offices





Bend Downtown Office

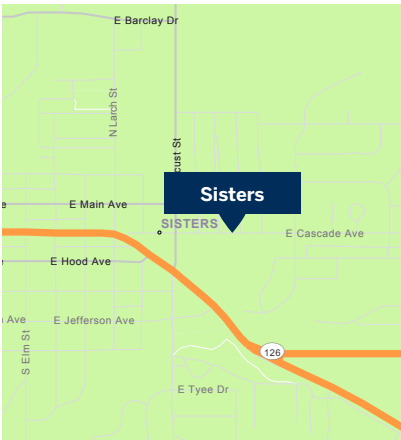
821 NW Wall Street
Bend, OR 97702
541.383.7600

Bend Old Mill Office

650 SW Bond Street, Suite 100
Bend, OR 97702
541.383.7600

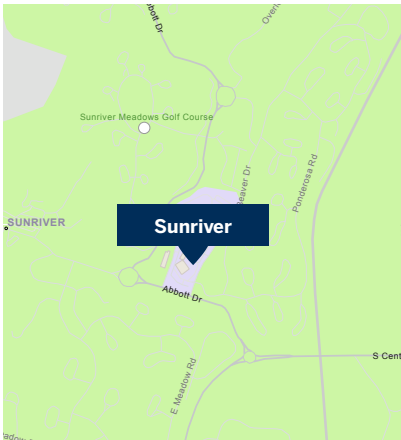
Bend Industrial Way Office

721 SW Industrial Way, Suite 120
Bend, OR 97702
541.330.8500



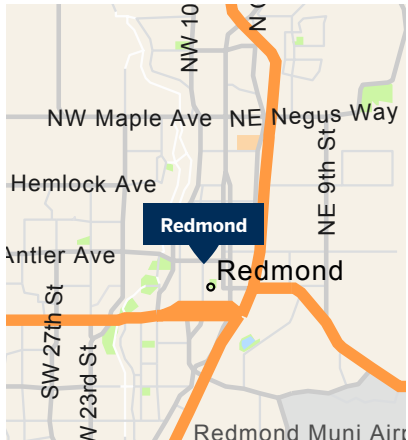
Sisters Office

290 E Cascade Avenue
Sisters, OR 97759
541.588.6614



Sunriver Office

57100 Beaver Drive, Building 23
Suite 140, Sunriver, OR 97707
541.593.2122



Redmond Office

535 SW 6th Street
Redmond, OR 97756
866.419.0494



Our Southern Oregon Offices

Grants Pass Office

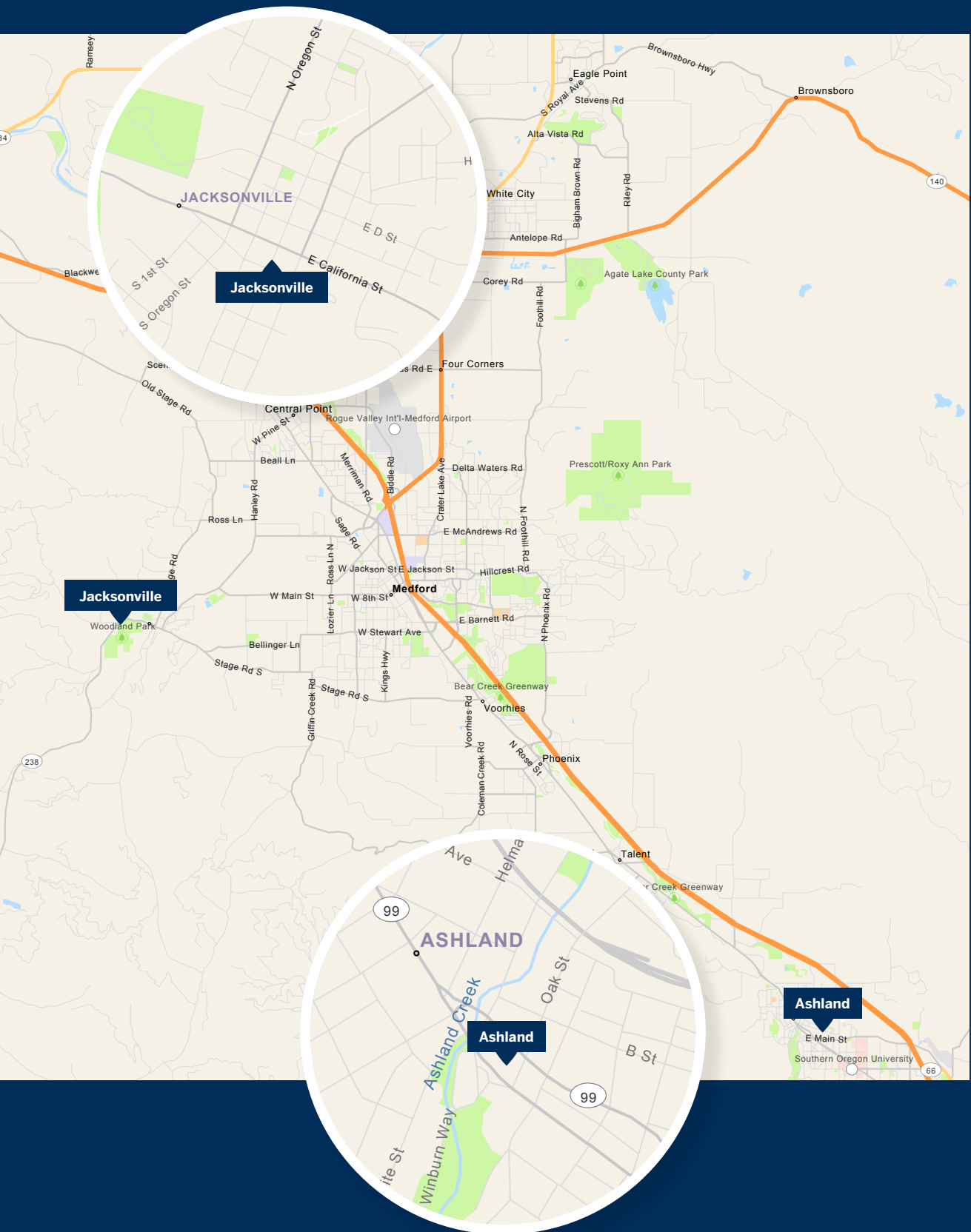
201 SE 6th Street, Grants Pass, OR 97526
541.312.4057

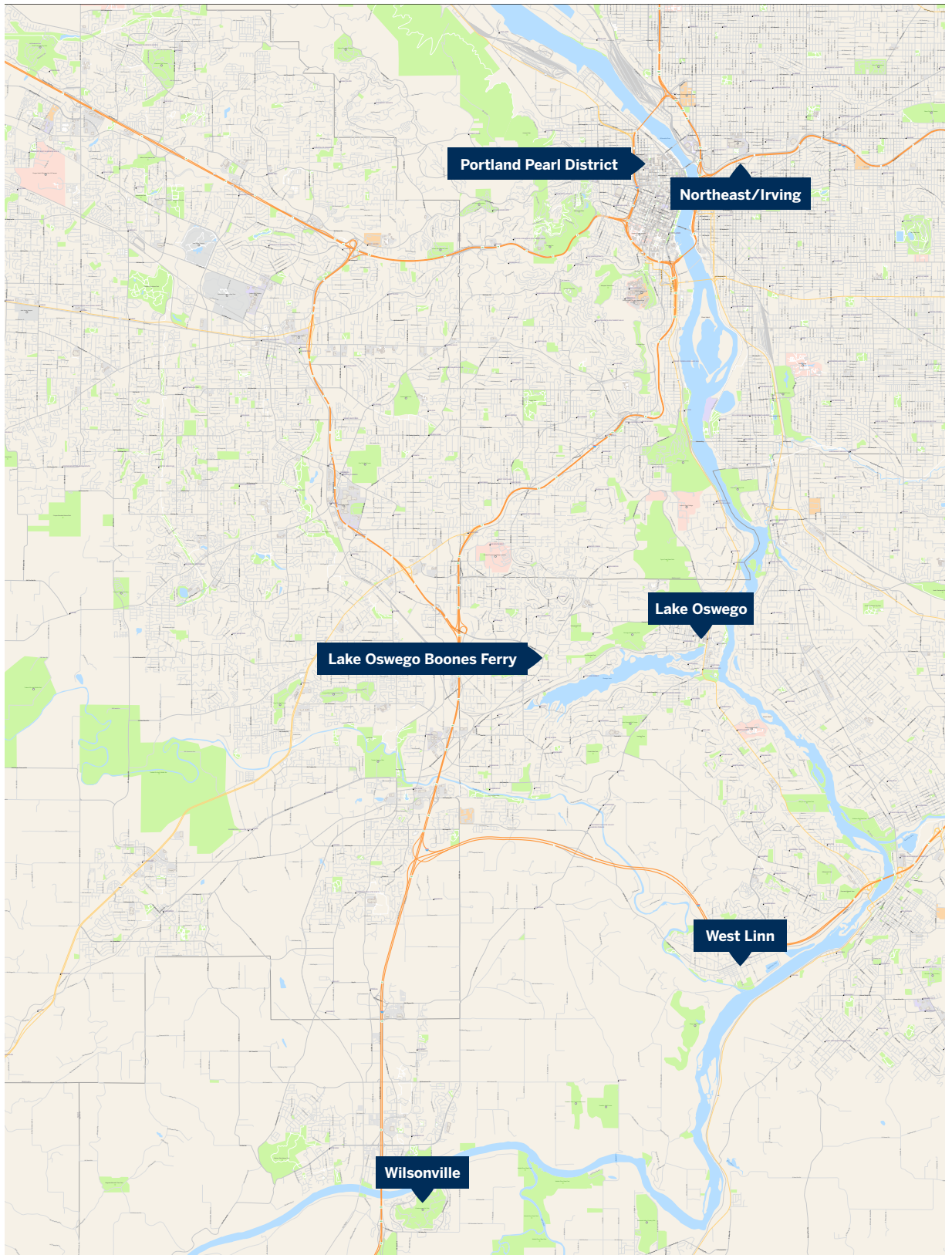
Jacksonville Office

620 N 5th Street, Jacksonville, OR 97530
541.323.4818

Ashland Office

25 E Main Street, Suite A, Ashland, OR 97520
541.512.7577





Our Portland Area Offices

Pearl District Office

1302 NW Hoyt Street
Portland, OR 97209
503.635.1908

Northeast/Irving Office

1500 NE Irving Street, Suite 110
Portland, OR 97232
503.635.9801

Lake Oswego Office

310 N. State Street, Suite 102
Lake Oswego, OR 97034
503.420.8650

Lake Oswego Boones Ferry Office

15400 Boones Ferry Road
Lake Oswego, OR 97035
503.635.9801

West Linn Office

1969 Willamette Falls Drive
Suite 1, West Linn, OR 97068
503.635.9801

Wilsonville Office

31840 SW Charbonneau Drive, Suite B
Wilsonville, OR 97070
503.694.6700

Camas Office

418 NE 4th Avenue, Suite 101
Camas, WA 98607
866.419.0494

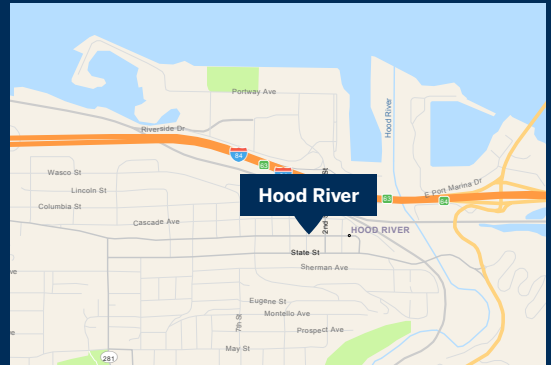


Vancouver Office

900 Washington Street, Suite 150
Vancouver, WA 98660
360.419.5600

Vancouver 6th Street Office

101 E 6th Street, Suite 230
Vancouver, WA 98660
360.816.2600



Hood River Office

118 3rd Street
Hood River, OR 97031
541.716.0701

Our Network

FOR MORE INFORMATION PLEASE CONTACT:
866.419.0494 OR EMAIL INFO@CASCADEHASSONSIR.COM

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Golden Gate Sotheby's International Realty is the San Francisco Bay Area's preeminent luxury real estate brokerage serving all price points. Our elite agent network of over 450 top performing agents serves buyers and sellers in San Francisco, Silicon Valley, the Peninsula, Marin, the East Bay and Wine Country, with 23 offices throughout the region. In 2021, we achieved \$7 Billion in total sales volume, ranked #1 in the California for sales volume among Sotheby's International Realty brokerages, and were #3 in the United States among all brokerages for highest average sale price by transactions sides. We're locally rooted, globally-connected, and leading our industry. Nothing compares.

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California | Los Angeles

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Sell Your Property

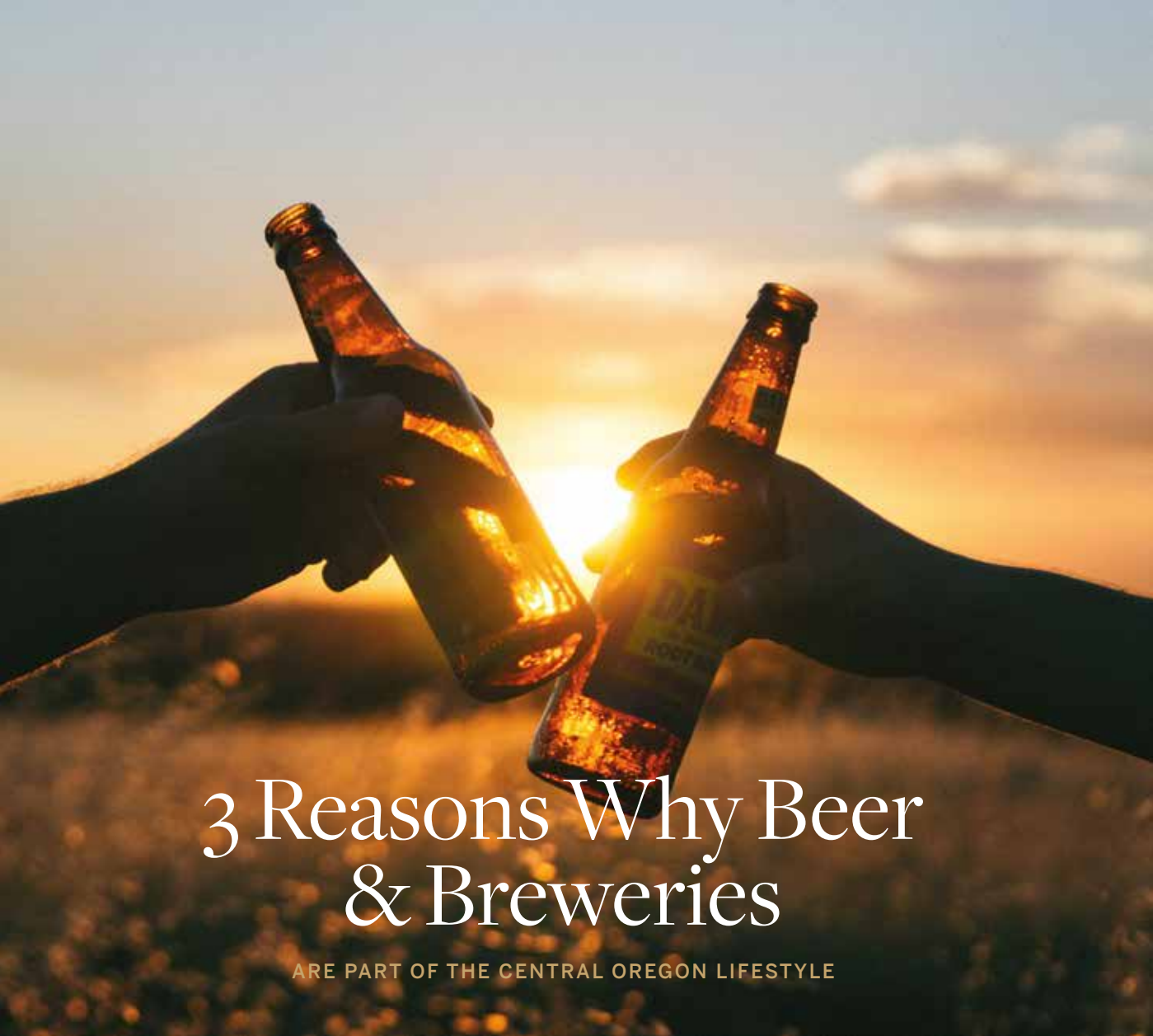
WITH THE EXPERTS

Whether you're looking for new adventures or want to cash in on your investment, selling a house is serious business. It can be a challenging process that takes time, energy and a diligent eye on the whole affair.

By consulting the experts and taking a few easy steps, you can make this a seamless process and ensure you get the best price for your property.

**UNLOCK THE POTENTIAL IN YOUR PROPERTY BY SCANNING
THE QR CODE TO FIND OUT MORE TODAY!**



A photograph of two hands clinking beer bottles against a sunset background. The sun is low on the horizon, creating a warm, golden glow. The bottles are dark and condensation-covered. The hands are silhouetted against the bright light of the sun.

3 Reasons Why Beer & Breweries

ARE PART OF THE CENTRAL OREGON LIFESTYLE

In Oregon, beer is not just a beverage, it's a lifestyle. Considered one of the top places in the world for its beer culture, it's hardly a wonder that beer and breweries have become such a central part of what it means to be an Oregonian. Oregon is home to over 170 brewing companies working out of almost every corner of this vast Pacific Northwest. Portland itself has more breweries per capita than any other city

in the country and has been affectionately dubbed "Beervana." One might ask themselves, what is it about Oregon that makes beer and breweries such a central part of the lifestyle? These reasons may shed a little light on Oregon's beer phenomenon and may also inspire you to visit to truly experience for yourself what the good beer life is all about.

1. THE RIGHT RESOURCES

As anyone who understands anything about beer may know, beer is made essentially from four ingredients. These are water, barley malt, yeast, and hops. Hops is the ingredient in beer that is essential to its flavor profile and adds just the right amount of bitterness to balance out the sweetness of barley malt. Hops are the ingredient that is most crucial to the quality and taste of beer. It just so happens that the Pacific Northwest is prime hops growing country. Almost 90% of U.S.-grown hops come from Washington State and northern Oregon, making it the perfect neck of the woods for brewing beer. Hops are plentiful and are easy to grow in Oregon, making this state ideal for craft breweries to thrive. Not only are the conditions for growing hops in Oregon ideal, but it is also abundant with high-quality water, which is another important resource that has helped to set the stage for Oregon's vibrant beer industry and culture.

2. THE RIGHT CULTURE

Aside from beer's ingredients being readily and locally available in Oregon, Oregonians also have a certain spirit that leads them to love and revere their land. The state is known for its culture that is centered around the arts, nature, music, and appreciation for living in harmony with the earth they live on. All these qualities translate into the perfect environment for a thriving brewery industry. The art and science of brewing craft beer speaks straight to the hearts and souls of the down-to-earth and creative Oregonians.

Brewing craft beer is both an art and a science, leading many land-loving locals to endeavor down the path of creative experimentation to find the perfect brew. For many, it's an art that is longing to be expressed as well as a science that is longing to be perfected. The quintessential, charming and almost universal quality that many Oregonians share is the appreciation for nature, sustainability, and

the land itself. This, combined with a love of art and sciences results in the ideal ethos within a population to birth and brew craft beers that are reflective of this endearing (and let's be honest, idyllic) lifestyle.

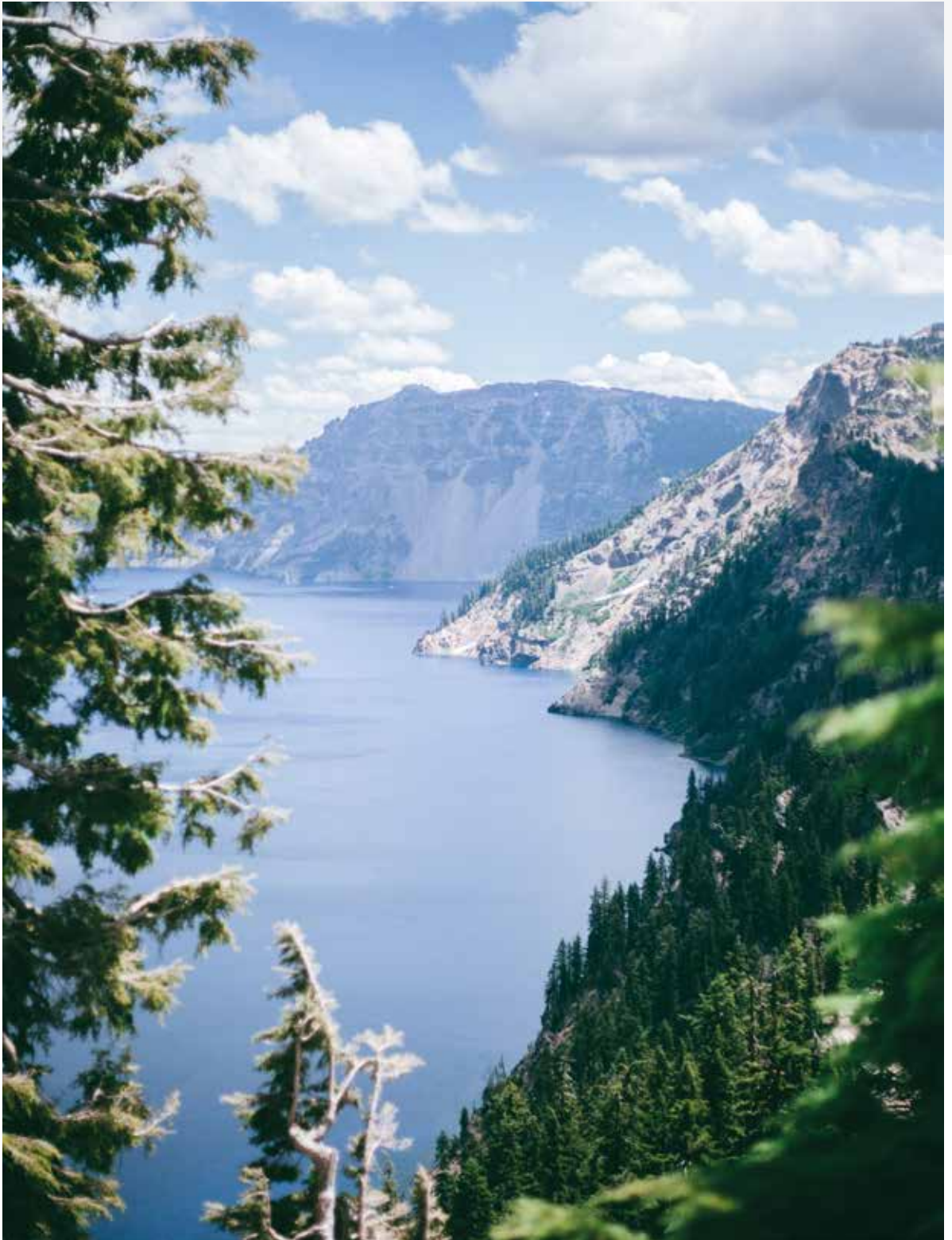
3. THE RIGHT COMMUNITY

This may sound sweet and pastoral in a way that could only be believable in a place like Oregon, but many beer-brewing old-timers attribute Oregon's deeply rooted culture of beer and breweries to their basic principles of community and unity. From those who grow and pick the hops, to those who ferment the yeast and brew the beer, those who distribute the product to those who enjoy the end result, they all share a cohesive love and vision that centers around their dedication to the art, science and drinking of beer.

The success of Oregon's craft beer industry and the way it has permeated the lifestyle of the locals can be chalked up by many to the shared cohesive vision of sustainable and creative brewing practices. Brewers and drinkers alike share a deep passion for the craft of beer, as well as a deep love for beer itself. Oregon-brewed craft beer can be found just about everywhere in the state, from movie theaters to dog-friendly pubs, and is always a reason for friends or coworkers to gather, making beer the proverbial "watering hole" for Oregonians.

The flourishing craft beer industry in Oregon makes locals more readily identified with the beer of their homeland, while the shared vision of Oregonians lends its brewery industry to be founded on the unwritten unifying principles of sustainability, community and the pioneering spirit.

Good beer and breweries are central to the lifestyle and culture of this Pacific Northwest state. In Oregon, brewers don't follow beer trends, they create them. And this makes for a state that is deeply rooted in its history, love and land of beer.



Outdoor Activities

TO TRY WHILE VISITING CRATER LAKE IN SOUTHERN OREGON

New England may have its quaint historic towns and the Southwest may have a pretty big canyon, but when it comes to natural beauty and breathtaking scenery, the Pacific Northwest takes a backseat to no one. And it's a fair statement that one of the most bucket list-worthy destinations in this little corner of the world is a place called Crater Lake in Southern Oregon.

Designated a national park in 1902 — making it only the fourth one in the nation — Crater Lake is no average lake. It was formed by a volcano that erupted and then collapsed. If that's not enough, it's the deepest lake in the United States and the ninth deepest in the world. And because it has no apparent inlets or outlets — the water comes exclusively from rain and melting snow — it is one of the cleanest and clearest lakes on the planet.

We could continue to sing the praises of this unique and amazing place. And when you visit, you'll likely stand speechless for a few moments as you gaze out across the stunning panorama.

But standing there indefinitely isn't a good option, and we guarantee you won't want to leave, so what to do? Stay and soak up the great outdoors in this fabulous natural locale.

RIM DRIVE

This is certainly the best way to see Crater Lake itself. The 33-mile road circles the entire lake and has more than 30 scenic pull-off areas, each one offering a new and spectacular view. You can drive the route in about an hour if you don't stop, but don't rush; you'll want to allow at least 2-3 hours to drink in all the gorgeous vistas. Some of the more dramatic overlooks offer views of Wizard Island, a layer of orange pumice rock that has been eroded into the shape of a medieval castle, an island made out of 400,000-year-old lava that resembles a small sailboat, 100-foot-tall spires that were created from volcanic ash, and a cascading waterfall that tumbles over 100 feet from a glacier-carved cliff.



CATCH OF THE DAY

If you're most at home with a rod and reel in your hand, you're probably already asking, "Can you fish in Crater Lake?" Yes, you can! In the past, six species of fish were introduced into the lake. Today, there are only two: rainbow trout and kokanee salmon. And there's more good news: no fishing license is required, and there is no limit on size or number. Follow signs and markers to designated fishing areas, and remember that you can't use any organic bait; only artificial lures and flies are allowed.

TAKE A DIP

You can also swim in Crater Lake, but the water is extremely cold! Although you'll probably only stay in for a few minutes, it's an experience you'll never forget. Swimming is permitted at Wizard Island and Cleetwood Cove, and the shore is rocky at both locations. While swimming is allowed, keep in mind that snorkels, wetsuits, scuba gear and floatation devices are not.

HIT THE TRAILS

One of the best ways to get the full experience of the park is to lace up your hiking boots and hit the trails. The park contains over 90 miles of trails, from an easy, 20-minute walk to a strenuous 10-mile trail that goes up steep inclines and takes five or six hours. Each trail has its own special features; depending on the one you choose, you'll see wildflowers, old-growth forest, volcanic spires, waterfalls, Wizard Island and, of course, panoramic views of the lake. You might also see some of the park's wildlife. Deer, squirrels and birds are quite common, but if you're lucky, you might also see elk or even a bobcat.



SEE IT ON TWO WHEELS

Test your cycling mettle against the challenging inclines and declines around the park. There's no question that you need to be in good shape, but the breathtaking scenery is a payoff that's well worth the effort. Bicycles are allowed on paved roads and on the Pinnacle Trail. You'll have to contend with auto traffic, but for two days each year, Rim Road is closed to cars for the Ride the Rim bicycle event.

WIZARD ISLAND

Rising out of the lake's placid waters is Wizard Island, the largest island in Crater Lake. It's actually the remains of a volcanic cinder cone, and the summit is more than 750 feet above the lake's surface. You can take a boat to the island from Cleetwood Cove and spend some time exploring and hiking to the top. When you get to the summit, you'll look down into a crater that is 500 feet wide and 100 feet deep.

INTO THE WILDERNESS

Over 95% of the park is managed as wilderness, and you can get a taste of this pristine and undisturbed wonderland on a multiday backcountry camping trip. Exploring the old-growth forests and volcanic landscapes — far from the crowds — is a great way to connect with nature and reconnect with yourself. The best time for camping is July-September, but camping is possible year-round. A permit is always required for backcountry camping; they are free and can be obtained only in person at the ranger station. The maximum group size is eight people. There are five designated backcountry campsites, and your site will be designated on your permit.

Because of its unique geology and magnificent scenery, Crater Lake is one of the most amazing and awe-inspiring places in North America. No matter what time of year you visit, the park puts on a sumptuous show of natural splendor that never fails to exceed expectations. So make your plans to drop in and stay a few days. Here, it's all about the great outdoors.

A photograph of a glowing orange tent at night, set up on a grassy field. The tent is illuminated from within, casting a warm light. The background shows a dark blue sky with stars and silhouettes of trees. A thin white vertical line is positioned to the left of the title text.

Beaver State Backpacking:

GREAT CAMPING IN SOUTHERN OREGON



Camping — oh what impressions just that single word evokes. Fresh air. The smell of pine trees. The sound of water rushing nearby. Birdsong and something moving in the brush. Night skies that are gleaming with stars, free of the light pollution in metro areas that block out their majesty.

For those seeking the wonder and sheer awe of nature, camping is more than just a casual hobby, it's a way of life. The truly devoted will squeeze out every spare hour of weekend or vacation seeking out a new adventure in the wilderness. Buying gear becomes an enterprise unto itself. You pretty much have to learn a unique language, adopt specific skills,

always seek inspiration — like we said, it's a way of life! And Southern Oregon has plenty to offer that life.

Imagine, if you will, some of the most compelling camping experiences you could ever hope for and we will bet that Southern Oregon's lovely wilderness offerings will fulfill some of those visions. From incredible geological marvels to endless groves of trees to coastal campgrounds, you will find an unmatched array of sites hosted in national parks, preserves and forests that remain as pristine as they have been for centuries. Gather up your gear because you won't believe what you're about to see! Here are some of the best places to pitch your tent and wear down those hiking boots.

WHERE GIANTS ONCE DWELLED

No list of Southern Oregon camping destinations should start with any place other than the iconic Crater Lake. As one of the nation's oldest national parks, it's a stunning sight to behold. The circular lake was created about 8,000 years ago when the Mount Mazama volcano erupted, collapsing into its caldera. That cataclysmic event caused over a mile of the peak to fall, leaving a ring of far smaller peaks to edge the subsequently formed body of water. The local Klamath Tribes even claim oral history that records their ancestors who witnessed the eruption.

Crater Lake is the deepest lake in the United States, and since no rivers flow into it, its waters are clear down to over 100 feet. Campgrounds surround the eye-popping environment and activities include everything from swimming and fishing in the summer to snowshoeing in the winter. Two small islands dot the lake and there are oddball sights such as "The Old Man of the Lake," a tree stump that has been bobbing vertically in the lake for over 150 years! There's plenty of nearby services and RV parks, so it's not only the crown jewel of Oregonian camping, but also one of the easiest to enjoy.



DEEP IN THE FOREST

Just a tad to the north of Crater Lake lies a primordial realm of greenery and rugged turf the likes of what one might expect to find in fantasy fiction. The Umpqua National Forest is just shy of a million acres of untouched dense vegetation and scenic trails running along ridges, lakes, rivers, and astounding geological formations. This is the place to experience looming native trees like the Ponderosa, Hemlock, and Douglas Fir. And if you're into wildlife, keep your eyes peeled. You'll find everything from beavers making their living in the streams to bald eagles soaring above.





How about waterfalls? Well there are plenty within the Umpqua National Forest to choose from. Check them out at the lovely Toketee Lake, the easygoing Susan Falls Trail, and the astounding Watson Falls — but don't show up unless you're ready to be misted! If you need to heat up after a cool hike, seek out the Umpqua Hot Springs. And if it's elevation you seek, hike 4,000 feet to the craggy peak of Mount Thielsen. Lakes in the area such as Diamond Lake are fantastic for boating or even biking on the trails around them. There are campsites all over the forest and plenty of places to load up on supplies as well.

OCEAN SPRAY

Who says camping is just for mountains and forests? Over at Harris Beach State Park, you can pitch your tent within listening distance of Pacific Ocean waves crashing along the rugged coast. One of many such locations in this part of Oregon, expect mammoth rocky formations, tidal pools ripe for exploring, and lots of salty sea air to inhale. It's an incredible place to commune with the world's largest body of water while beachcombing for driftwood, searching for starfish, and relaxing to the ebbing and flowing of the tides.

TURNING YOUR PROPERTY INTO A PROFIT CENTER

The Appeal of *Vacation Home* Management

Travelers love the experience of opening the door to their carefully chosen vacation “home away from home.” That feeling of arriving at a beautiful, private, well-appointed, and sparkling clean home (often even nicer than your own!) near many things you and your family love to do, is one of the best ways to start your vacation! The gleaming chef’s kitchen will be the site of many memorable dinners and pancake breakfasts, and the spa-like bathrooms will be the perfect place for a long soak in the tub and tackling a few chapters of that book you have been meaning to read. The cozy beds will be a restful retreat where you can truly recharge, and the views from the deck will be the backdrop for memories and photos you and yours will cherish for years to come.

It is also easy to see the appeal for vacation homeowners. You can enjoy your home anytime you like. Should you want to vacation elsewhere or get busy with life and are not able to visit for a bit, your home can provide an impressive return on your investment (and often pay for itself!) by serving as a cherished retreat where families and friends return each year to relax, recharge, and make memories. And, if you partner with a vacation home management company who will take impeccable care of your home and market it effectively to desirable renters, you can focus on enjoying your home, while they focus on your return on investment.

This is where our trusted colleagues at Meredith Lodging come in. They are known industry-wide for owner-focused (they call it Owner-First™) and hassle-free vacation home management. They take excellent care of your home, have a proven track record of profitability and award-winning growth, and invest in locally based teams you can trust to make sure both your home and your guests are well cared for.

Once you know you want to get in the game, you’ll want to hit the ground running on the profit side. The private vacation rental market continues to grow, and vacation homeowners continue to see an impressive return on their investment. The talented team at Meredith Lodging can help you every step of the way. They will focus on making your home successful, so you can focus on enjoying your home. They have shared with us what you can expect, and what you will want to consider as you prepare your home for guests.

IT ALL STARTS WITH PERMITS

Since you are turning your property into a business, you need to get the necessary permits and/or licenses from the start. These will vary by municipality. There are two ways you can go about this: do it yourself or hire a vacation rental manager to assist you. The folks at Meredith Lodging have established relationships with permitting offices in every municipality where their owners have homes. This streamlines the process in most cases and takes the heavy lifting off your plate.





GETTING YOUR PROPERTY GUEST-READY

There are lots of things to consider when readying your vacation home for guests. What items do you feel comfortable leaving in the property for guests to enjoy during their stay? What items do you want to secure safely away, yet have easy access to when you visit? And what items do guests look for when booking that you might consider adding to your home?

The most popular homes have an appealing design aesthetic and are clear of clutter and personal items – guests want to feel as if your home is theirs for the time they are visiting. Since so much of the vacation rental market is repeat customers who scour reviews for feedback, it's also important that your home be the kind that garners the great reviews that bring guests back again and again.

The team at Meredith Lodging audits and tracks thousands of reviews each year and works with their owners to make sure their homes receive regular accolades. They have put together a helpful list of the amenities guests love and mention the most in reviews. These are the amenities that will have your guests recommending your home to all their friends. Additionally, the team at Meredith Lodging has long-standing relationships with a variety of vendors, meaning they can help you get your home guest-ready at a great price.

- **Gorgeous Gathering Spaces with Room for Everyone (Pets, too!).** Be sure to have enough comfortable seating for the number of occupants the house allows in all the gathering spaces – including the dining room table, the great room area(s), and any outside tables or seating areas, too. For rooms where TVs are included, Smart TVs are a favorite

among guests, so they can stream their favorite programs. **Homes that are pup-friendly and have outdoor extras like a hot tub tend to have revenue increases of 20% or more over homes that do not.**

- **A Well-Equipped Kitchen.** Of course, it is important to have plenty of cups, glasses, plates, bowls, and silverware, and investing in some extras guests love can really improve your home's profitability. Think about including nice wine glasses, waffle irons, quality cookware and bakeware, a good blender, serving platters or an upgraded coffee maker or espresso machine. All make for memorable meals and great reviews!
- **Well-Appointed Bedrooms and Bathrooms.** Guests rave about comfortable beds and luxury linens! And those who love the luxury touch of fluffy, spa-like towels and robes, a soaker tub or large shower will make sure to write a great review, too.
- **Room to Play!** Vacationers love playful extras in a home... from Smart TVs in most rooms to bikes or wagons in the garage to sand toys or sleds to game rooms with fun amenities like ping-pong, pool, and foosball – all these investments will make your home stand out from the rest.

THE PROMOTION (AND PROTECTION!) OF YOUR HOME

Once your home is guest-ready, you will want to think about the promotion and protection of your home. Working with a vacation rental management company like Meredith Lodging assures that your home will be marketed across multiple platforms, making it easier to find and book, including:

- MeredithLodging.com, where thousands of loyal, repeat, and desirable renters book homes each year.
- Online Travel Agencies. When you list with Meredith Lodging, your home will also be listed on VRBO, Airbnb, Booking.com, Expedia and Google, among others.
- Your home also has the opportunity to be included in Meredith Lodging's weekly direct email campaigns and on their social media channels, too!
- Meredith Lodging assigns the same Housekeeping & Maintenance care teams to your home – a team you can trust to clean, care for, and inspect your home after each stay.
- Meredith Lodging rental agreements also make sure that guests agree to occupancy limits and how to care for your home. House rules and check-in/check-out procedures will also be posted prominently in your home.
- Meredith Lodging also employs staff 24/7 so that if any issue arises with your guests or your home, it can be taken care of right away.

“PICTURE” YOUR HOME RISING ABOVE THE COMPETITION

When you are ready to list online, your photos and descriptions should be nothing short of outstanding, and companies like Meredith Lodging have talented photographers, home stagers

and interior decorators on staff for this reason. Potential guests will look at the photos before they read anything, and top-notch photos and staging will help your home stand out!

Once your photos have them hooked, you need a great description. Writers at Meredith Lodging craft an appealing picture, highlighting the positive aspects of your home – making sure to mention all the amenities and extras that make your home special. They will also be sure to detail all the nearby attractions and how easy it is to visit them from your home.

PARTNERING FOR SUCCESS WITH MEREDITH LODGING

It is easy to see why many of the most successful vacation homes trust Meredith Lodging to care for and market their homes. When you partner with a strong vacation rental management company from the start, your vacation rental can be a terrific source of passive income, and a relatively worry-free business. True, it takes a little time and effort to get everything set up and running, but once you do, you can sit back, relax, and watch the dollars roll in! Meredith Lodging will take care of everything else, and keep you informed about all of it – so you will be kept up to date on your treasured investment.

Ready to get started? Learn more about working with Meredith Lodging under the “List with Us” section at MeredithLodging.com or by calling 541.418.4068.



Experience the Meredith Lodging Difference.



Oregon, Washington & California | MeredithLodging.com | Call Today! 866.996.7498



**MEREDITH
LODGING**

Why Owners Choose Meredith Lodging:

- Owner-First™ Vacation Home Management
- Industry-Leading Home Care
- A Proven Track Record of Profitability
- Locally Based Teams You Can Trust

Contact Us: Welcome@MeredithLodging.com



THE BASE
MAGAZINE

We want each edition of the Base magazine to entertain and engage its readers but also want it to educate and be a valuable, verified source of information.

Working with Sotheby's International Realty® affiliates globally, we understand the value in sharing information on the very best products and services.

We recognize that any business featured alongside such an iconic brand should be relevant and be trusted to deliver great service and offer a positive experience to clients.

The National Association of the Remodeling Industry (NARI) is dedicated to developing and promoting the remodeling industry's professionals, its product and its purpose. It is an organization that understands how important it is that a company and its team are capable and accountable when it comes to being part of a project. This is why we are pleased and proud to be their industry partners.

Sotheby's International Realty® clients deserve a source more reliable than an internet search. Through the promotion of NARI and its members in the Base magazine we hope to highlight certified professionals to homeowners and that it supports them in finding a tradesman who will deliver the highest quality service and workmanship.

While Sotheby's International Realty® agents provide support at every stage of a purchase, sale or relocation, we hope the Base magazine and NARI provide a valuable extension to their services.

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Find a NARI remodeler at remodelingdoneright.com

* Source: NARI 2019 Member Profile survey
and U.S. Census data.

Photo Credit: Artisticco, Elkhorn, Nebraska
2020 Regional CotY Award Winner, Residential
Interior Under \$100,000

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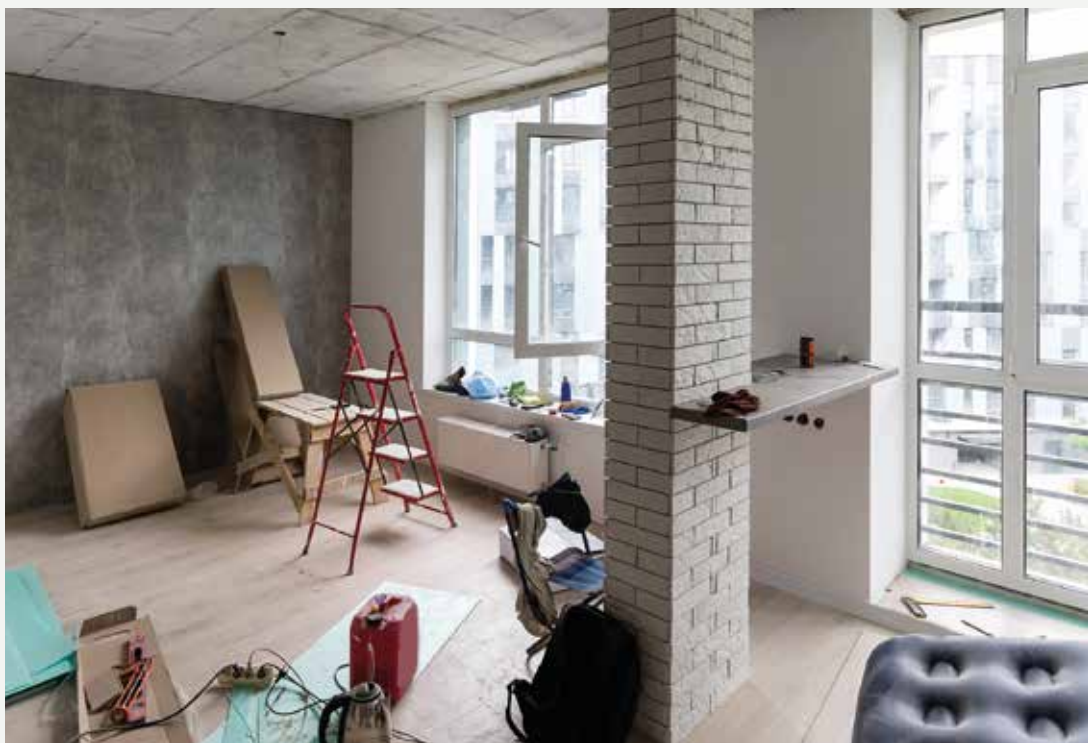
Renovation & Remodeling

IN THE CENTRAL & SOUTHERN OREGON AREAS

HOUSE HUNTING

Some people love it. Others, not so much. But after traipsing through countless homes and speaking with too many agents to remember their names, you finally find a home that's almost perfect. Of course, before the paperwork is even signed, you're already thinking about "improvements" you'd like to make. Often such projects start out with a small idea and then gradually balloon into major renovations.

If you've purchased a home in Oregon and are planning some remodeling or renovating work, here are a few helpful things to keep in mind.



ABOUT PERMITS

Do you need a permit to do renovations or remodeling work? Probably. It all depends on what you're planning and the scope of the project. It's best to check with your local county office for details, but the following general information may be helpful.

In Oregon, a permit is required for new construction and for certain alterations on existing structures. This includes electrical and plumbing, elevator work, and structural work. Check www.permitsprotect.info for a basic list of things that do not require a permit.

It may also be necessary to obtain zoning approval. This is the case if the project is a new structure, increases the height or area of an existing structure or if the project will change the use of the structure. Some jurisdictions also require zoning approval for electrical and plumbing work. Additionally, town and city ordinances may require that your house reflect a certain style or aesthetic that is common in the area. New structures and changes to structures need to conform to such guidelines.

For simple projects, a simple permit application may be all that is needed. For more complex ones,



you may also need to submit other documentation. This could include a plot map, floor plan, elevations, mechanical drawings (electrical, plumbing, HVAC), foundation plan, and required fire protection equipment.

Permits can be obtained online or through the mail; it is usually not necessary to appear in person at the county office. A permit expires if the work isn't started within 180 days of the date of issue or if the work is suspended or abandoned for 180 days or more. If work cannot be started within the 180-day period, a request may be made in writing to extend the period. If you are planning to hire a contractor, they may take care of obtaining all the necessary permits.

Is it necessary to hire an architect or engineer? Not usually. The state requires this only if the design or methods used in the construction, alteration or repair of the structure do not follow the process stated in the most current residential code.

FINDING A CONTRACTOR

Go online and search “contractors in my area” and you'll get pages and pages of results. How do you know which one to choose? Finding a contractor is easy, but finding a good, reliable one that will do the work on time and for the price quoted — well, that's a bit more challenging. Every company will tell you it's the best in the business, but how do you know for sure? Here are a few steps you can take:

- If you have friends or family in Oregon, ask them. Have they had any work done on their homes? Whom did they use? Were they happy with the results? Would they hire the contractor again? If the person simply says, “Oh, they did a good job,” ask questions. What did they like and dislike about the company and the work they did? Did they show up on time each day? Were they respectful of your home and property? Was the work completed on time? Did the original estimate match the total cost of the project?
- Talk to several contractors before you hire one. And not just to get an estimate. Look at it as a job interview, and you're the one hiring. Each company has its own approach, personality and methods. You need to find a company you're comfortable with.
- Be sure to ask about availability. This is important, as some companies may be booked out weeks or even months in advance. That may be okay if you're not going to start right away. But if you'd like to get going as soon as possible, a contractor's busy schedule may be a dealbreaker.
- Ask for references, and then check them. Of course, a contractor isn't going to give you a list of unhappy customers. Nevertheless, speaking with former customers — and looking at the work that was done if they permit it — can be very helpful in choosing a contractor.

Financial & Legal Considerations

IN CENTRAL & SOUTHERN OREGON





With a rugged Pacific coastline, scenic mountains, a mild climate, loads of things to do outdoors, and a strong coffee and microbrewery culture, it's no surprise that Oregon's population continues to grow. And statistics prove that the vast majority of that increase comes, not from new babies, but from new move-ins. In fact, since 2010, the number of Oregonians has grown by more than 12%.

But we live in the real world. If you're planning a move to anywhere, it's always good to look before you leap. What are some financial considerations for those who are thinking about a move to the Beaver State?

TAXES

In recent years, many people have left highly taxed states like New York, New Jersey and Connecticut simply because of the overall tax burden. Indeed, an important factor to consider when moving to a new state is the tax structure and rates. So how does Oregon measure up?

- **Income tax.** Oregon levies a progressive state income tax in four different brackets. The minimum is 5% and the maximum is 9.9%, making it one of the highest top rates in the U.S.
- **Property tax.** Property owners in Oregon must pay property tax. The effective real estate tax rate is 1.01%, which puts it in the middle of the pack when compared with other states in the U.S.
- **Sales tax.** Oregon is one of only five states in the nation that doesn't levy sales tax.
- **Capital gains tax.** The sale of capital assets such as stocks, businesses, land parcels, homes and other items is subject to capital gains tax. The maximum rate is 9.9%, the same as the maximum rate for income tax.
- **Estate and inheritance tax.** Oregon is one of 14 states that levies an estate tax. The minimum rate is 10%, the maximum is 16%. The exemption threshold is \$1,000,000.
- **Corporate tax.** There are two brackets for corporate tax, 6.6% and 7.6%.

Of course, whether or not a person has to pay income tax in Oregon is dependent on residency status. According to the state's income tax laws, a resident is someone "domiciled" in Oregon, that is, maintains a permanent residence in the state. However, a person not domiciled is still considered a resident if he/she maintains a "permanent place of abode" and spends more than 200 days of a taxable year there. There are, of course, other details and conditions, and it's always good to check with an attorney or accountant so you clearly understand your legal status.

BUSINESS OPPORTUNITIES

It's well known that tech is big business in Oregon. In one recent year, the industry grew by 3.1%, and between 2010 and 2017, employment in the industry grew by an impressive 48%. Some of the fastest growth has occurred in software and computer systems design jobs. While much of this has taken place in the "silicon forest" between Beaverton and Hillsboro, some has trickled down into the central part of the state.

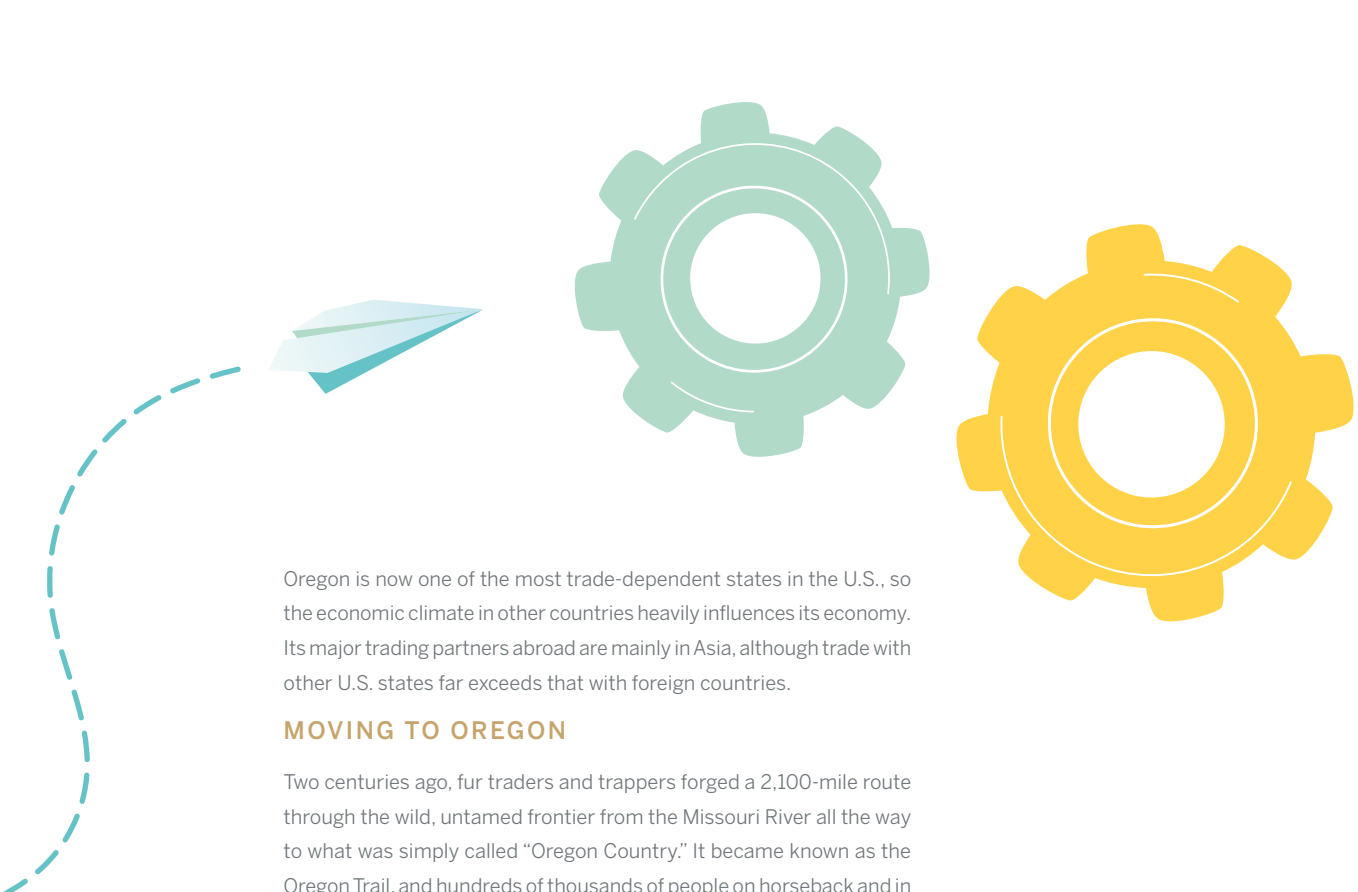
A definite factor influencing future business growth is the aging population; many baby boomers have already retired, and one out of every four workers still in the workforce is 55 or older. So the next few years will see many more people retiring. Not only will that leave vacancies that will need to be filled by younger workers, but it will also create a need for more health-care related services and leisure activities for retirees.

OREGON'S ECONOMY

Before the COVID-19 pandemic, Oregon's job growth was lagging slightly behind the national average, but the unemployment rate was a low 3.3%. As in most other places, the pandemic exacted a heavy toll on the state's economy, with over 90% of businesses reporting negative impacts due to the effects of the coronavirus. However, forecasts are quite bullish, and a strong recovery is anticipated now vaccines have become widely available.

It is worth noting that Oregon's economy has experienced a substantial shift over the past three decades. Once a resource-based economy, it became evident in the difficult days of the 1980s that the future lay elsewhere. The state made concerted efforts to develop new economic sectors, and the overall economy is now weighted more toward manufacturing and marketing, with a particular emphasis on high technology.





Oregon is now one of the most trade-dependent states in the U.S., so the economic climate in other countries heavily influences its economy. Its major trading partners abroad are mainly in Asia, although trade with other U.S. states far exceeds that with foreign countries.

MOVING TO OREGON

Two centuries ago, fur traders and trappers forged a 2,100-mile route through the wild, untamed frontier from the Missouri River all the way to what was simply called "Oregon Country." It became known as the Oregon Trail, and hundreds of thousands of people on horseback and in covered wagons traveled the overland route to start a new life in the West.

Today, that migration continues, although they're not arriving in covered wagons anymore. The state's vast and beautiful natural surroundings and scenery still beckon, and people are yet setting their sights on Oregon as a place to call home.





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