

17740 Ox Spur Ct Bend, Oregon 97703

Plainview Ranch

Awe-inspiring Cascade Mountain views!

HOME AND PROPERTY FEATURES

www.OxSpurBend.com

COMMUNITY HIGHLIGHTS

- Nearby mountain biking, hiking, trail riding, and skiing.
- Locked, secure mailbox in a mailbox bank at the entrance of Rock Island Lane
- See more in the **COMMUNITY**, **SKIING**, and **TRAILS & ADVENTURE** sections

PROPERTY HIGHLIGHTS

Views:

- **Views, Views, Views! Nine Cascade Mountains (Tam McArthur Rim, Three Sisters, Mt Jefferson, Three Fingered Jack, Mt Washington, Broken Top, Cinder Butte, and Black Butte).**
- **6.52 acres**
- **Single-story home**
- **ADA Features - see Interior Features “ADA” Section**
- **1,605 square feet built in 2018 (including mud room/vestibule between primary and garage)**
- **3 bedrooms**
- **2 full baths**
- **Attached 1-car garage 365 SF**



Information deemed reliable but not guaranteed

Home & Property Features

- **48'x48' Shop including 48'x36' Insulated shop with 10'x18' heated workshop, 48'x12' open bay with enclosed tool shed, and 12'x14' and 10'x10' insulated overhead doors.**
- **48 SF insulated and heated Pump House**
- **Repaved Plainview Ranch roads in 2025**

INCLUDED & EXCLUDED ITEMS

Included

- Kitchen appliances (see list in "kitchen" portion of property features)
- Washer and dryer
- Freezer in mud room, fridge/freezer in shop, BBQ, TV
- Surveillance devices - 3 Ring cameras

Excluded

- Personal property
- Exterior granite benches, gong, wind chimes, metal succulent flower yard art, Adirondack chairs

Negotiable

- Chimenea
- Tractor
- Bookshelves in office, Bedroom 2
- Ladder hanging in the open bay of the shop

BUILDER -

- See the **DBH Subcontractors and Suppliers** section below

HOA

- 21 properties
- Dues: \$535 per year (includes \$400 assessment for road maintenance; \$100 for snow removal/road right-of-way weed spraying/miscellaneous; and \$35 for insurance)
- HOA bylaws and CC&Rs for Plainview Ranch



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Home & Property Features

INTERIOR FEATURES

- Great room with an open floor plan, minimal halls
- Vertical-grain fir doors and cabinets
- 10' ceiling in great room
- 9' ceilings in bedrooms
- Primary ensuite has a mud room with a zero-entry shower and laundry area
- Radiant heat concrete slab flooring throughout living spaces and bedrooms
- Tile Radiant Heat floor in the primary bath and shower
- Double-pane windows
- Well-insulated and sealed home. Outside air stays outside
- Speakers in the ceiling
- Attached single-car garage with a boiler for radiant-heat floors and domestic hot water.
- 30 amp at shop and pumphouse

Accessibility/ADA Features

- Zero-entry (no steps)
- Single-level
- Zero-entry master shower and low-rise tub/shower insert with built-in grab bars & bench in guest bath
- 3 ft wide interior doors
- Grab bars (towel bars) in bathrooms and wall blocking for additional grab bars

Energy Efficiency

- Raised-heel trusses, which maintain full-depth insulation (and R-value) over exterior walls
- Staggered Stud Walls allow for continuous insulation along exterior walls
- Energy Star Marvin Integrity windows, fiberglass frames. Sliding doors, wood-cased interiors, and fiberglass exteriors
- LED lighting throughout

Insulation

- DO Insulation - David Oswalt - PO Box 1646, Prineville, OR 97754 CCB# 203640 | 541-280-1634 | David@DOInsulation.com



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Home & Property Features

- Blown-in insulation by KFJ Builders. R30 blown-in exterior walls. R60 blown-in flat vaulted ceilings. R21 bats at exterior garage walls. R38 bats at the garage ceiling. Baffles at eve vents, foam penetrations, and windows

Heating & Cooling

- Radiant heat floors throughout
- Electric mini-split heat pumps for a second source of heat plus A/C
- Propane fireplace in the great room

UTILITIES

- See **Utilities List** for a complete list and contact information for all service providers, HOA, CC&Rs, Zoning, Permits, and more

EXTERIOR FEATURES

- 16 exterior outlets in eaves and walls. Each eave outlet has one plug on an interior switch
- Exterior hot/cold hose bib near garage on east wall
- Survey with property corners is professionally marked with iron rods and flagging
- 50' HOA setbacks

Siding

- Hardi Plank lap exterior siding

Roofing

- Composite roofing
- No valley roof line

Driveway

- Gravel driveway
- Concrete parking pad in front of the garage and shop
- Gravel parking areas

Landscaping

- Native landscaping



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Home & Property Features

Firewise Features

- Completed Defensible Space Assessments from Sisters-Camp Sherman and Cloverdale Fire Districts
- Established Defensible Space
- Fire-resistant decking
- 1/8" mesh screening on vents and below deck

MAIN HOME PATIO AND DECK

East-Facing Front Entrance Patio

- Concrete pad patio and walkways to the front gravel parking area
- 10 ft and 4 ft roof overhangs with cedar tongue-and-groove soffits

West-Facing Covered Deck

- Three Sisters, Tam McArthur Rim, and Broken Top Mountain View
- Fire-resistant TimberTech decking
- Ceiling fan
- 10 ft and 4 ft roof overhangs with cedar tongue-and-groove soffits
- Unobstructed views with cable railing; recessed lighting

MAIN HOME

Entrance

- 8' Tall vertical grain fir entrance door
- Security door with stylized design
- Walk-in closet with shelving, built-in top shelves, and hangbars for coats and pantry items

Great Room

- 10' tall ceiling
- Wall of windows capturing mountain views! Double sliding glass doors and 2 panels with windows and lower awning windows
- Ceiling fan
- Recessed lighting



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Home & Property Features

- Fireplace, propane with flush-mounted insert, and full-height tile
- TV wall-mounted
- Ceiling speakers

Dining Area

- Easily fits a large dining table seating 8-12 people
- Mini-split unit
- Recessed lighting

Kitchen

- Cabinets - floor-to-ceiling vertical grain fir wood cabinets with craftsman/shaker-style fronts and brushed nickel pulls
- Quartz countertops
- Subway tile backsplash
- Large Center island (7' 11" x 4' 3")
 - Wood craftsman/shaker-style drawers with brushed nickel pulls
 - Quartz countertop
 - Breakfast bar facing mountain views, seats 2
 - Dual-basin stainless steel sink
 - Faucet, stainless steel with pull-down sprayer
 - Built-in soap dispenser
 - Double-hung linear LED light above the island
 - Built-in bookshelf for cookbooks on the end cap
- Refrigerator, stainless steel with batwing doors and pull-out bottom freezer drawer
- Range GE Cafe - dual-fuel with 6-burner propane cooktop and electric double oven with lower oven convection option
- GE Cafe microwave above range
- GE Cafe dishwasher
- Window with roll-down shade

NORTH WING - PRIMARY EN-SUITE

Primary Bedroom

- Cascade Mountain Views



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Home & Property Features

- Ceiling fan
- 3 glass window panels: 2 for the sliding door, and one fixed window with an awning window at the bottom
- Roll-down blinds
- Window next to the bed with a vertical opening window
- Mini-split unit

Walk-in Closet

- Walk-in closet with built-in floor-to-ceiling shelving and hanging bars
- Pocket door to closet

Primary Bath

- Pocket door to primary bath
- Laundry area with front-loading Maytag Gunsmoke washer and dryer with wood countertop, folding surface mounted above, and wood wall cabinets for storage
- Vanity
 - Wood cabinets with craftsman/shaker-style fronts and brushed nickel pulls
 - Double sinks, single basin stainless steel, extra deep
 - Stainless steel faucets
 - Tile backsplash
 - Quartz white countertop
- 2 floating shelves
- Inset Robern medicine cabinets, mirrored inside and out, with interior lighting and outlets for charging toothbrushes and toiletry items
- Lighting bars over sinks
- Floor-to-ceiling wood linen cabinet
- Roll-in shower
 - Pet/person shower area
 - Floor-to-ceiling large ceramic tile
 - Smaller square tile floor with radiant heat
 - Inset tile framed fixed window
 - Built-in bench
 - Seamless linear drain



Information deemed reliable but not guaranteed

Home & Property Features

- 2 shower heads, a mounted shower head and a detachable handled shower wand on an adjustable slide bar
- Built-in product nook
- Towel bar at the shower entrance
- Temperature control at the shower entrance
- Towel/garment hooks outside the shower
- Toto toilet with extra bracing behind the toilet
- Toilet paper roll rod mounted with extra support to act as a grab bar
- Grab bars (towel bars) in bathrooms and wall blocking for additional grab bars.

Mud Room

- Heated room between the single-car garage and the primary suite
- Drawing on the floor plan shows a smaller square footage than the expanded footprint of 48 SF
- Outlet for freezer - non-GFCI-protected outlet to prevent it from tripping and turning off the freezer

Attached 1-Car Extended Garage

- 365 square feet
- Garage door opener with light
- Roll-up garage door with 2 transom windows
- Radiant floor heat and hot water equipment area
- Light outside the garage door
- Security camera outside the garage door

SOUTH WING - GUEST BEDROOMS

Bedroom 1

- West-facing sliding door towards the Three Sisters mountains
- South-facing window
- Sliding closet doors

Bedroom 2

- Windows facing the South and East



Information deemed reliable but not guaranteed

Home & Property Features

- Sliding closet doors

Full Bathroom

- Wood vanity with quartz countertop and square tile backsplash
- Undermount single basin sink
- Chrome faucet
- Towel bars are reinforced by the studs and can act as grab bars
- 2 Floating shelves
- Tub/shower combination
 - Bracket for seat/bench over tub
 - 4 grab bars
 - Detachable handheld showerhead on an adjustable slide bar
 - low-rise stepover
- Toto toilet with extra bracing behind the toilet
- Toilet paper roll rod mounted with extra support to act as a grab bar

SHOP

- 48'x48' Shop including 48'x36' Insulated shop with 10'x18' heated workshop, 48'x12' open bay with enclosed tool shed
- 2 bays
 - 10'x10' insulated overhead door
 - 12'x14' insulated overhead door
- Interior 10' x 18' Storage - heated storage/workshop within shop with double batwing doors
- Storage loft above storage room/workshop
- 100 amp electrical service to the shop with an exterior 30 amp outlet
- Concrete floor on interior space; metal siding
- Metal roof

DBH Subcontractors and Suppliers

- **Appliances:** Standard TV and Appliance
- **Bath Accessories:** The Fixture Gallery
- **Blinds:** Best Vu
- **Cabinets:** CML Designs



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Home & Property Features

- **Concrete:** KFJ Builders, Superior Garage Floors, Polished Premiere Concrete
- **Concrete Supplier:** Hooker Creek
- **Countertops:** PentalQuartz
- **Doors:** Wild River Door Products
- **Drywall:** Jerry Willis Paint and Drywall
- **Drafting and Design (Plans):** Stan Kryston Designs
- **Electrical:** Reinwald Electric
- **Excavation:** Abbas Construction
- **Fireplace Supplier:** NW Natural Appliance Center
- **Floors (Radiant):** Bobcat and Sun, Metolius River Plumbing
- **Garage Doors:** Overhead Door Company of Central Oregon
- **Hardware:** Parr Lumber
- **HVAC:** Quality Heating
- **Insulation:** DO Insulation
- **Light Fixtures:** Globe Lighting, Rejuvenation, Bend Lighting
- **Lumber Supplier:** Parr Lumber
- **Metal Railing:** Downtown Ornamental Iron
- **Metal Shop:** Ridgeline Metal
- **Painting:** Chaco Painting
- **Pest Control:** Pointe Pest
- **Plumbing:** Sunset Plumbing
- **Plumbing Supplier:** Consolidated Supply Co.
- **Roofing:** O.R. Construction
- **Speakers:** Audio Image
- **Tile Installer:** Greg Barber, Borderline II
- **Tile Supplier:** Color Tile and Carpet, High Desert Stone Works and Design
- **Topo Survey:** Baxter Land Survey
- **Trusses:** Quality Truss
- **Well:** Abbas Pump
- **Water Purification:** Blue Water
- **Water Testing:** Eurofins Bend
- **Weeds:** Central Oregon Weed Control
- **Windows:** Marvin

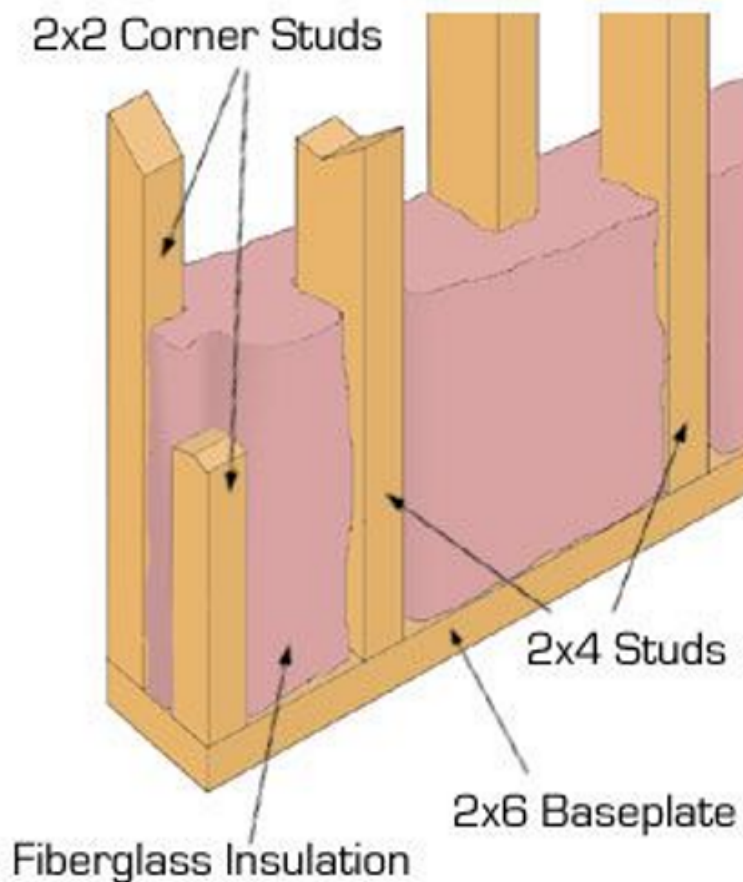


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Home & Property Features

Raised Heel Trusses and Staggered Stud Walls:

- **Raised-heel trusses** maintain full-depth insulation (and R-value) over exterior walls and prevent ice dam potential. “A raised heel truss is a roof truss with an elevated heel at the wall plate, allowing full-depth insulation at the roof edge and improving energy efficiency and structural performance.”
- **Staggered Stud Walls** allow for continuous insulation along the exterior wall. “Staggered studs are a wall framing technique where studs are offset to reduce sound and heat transfer, creating a more insulated and acoustically effective wall.”
- [Trusses are Installed: Raised-Heel Trusses Save Energy in Attics | Building Science Education](#)
- [raised heel truss - Search](#)

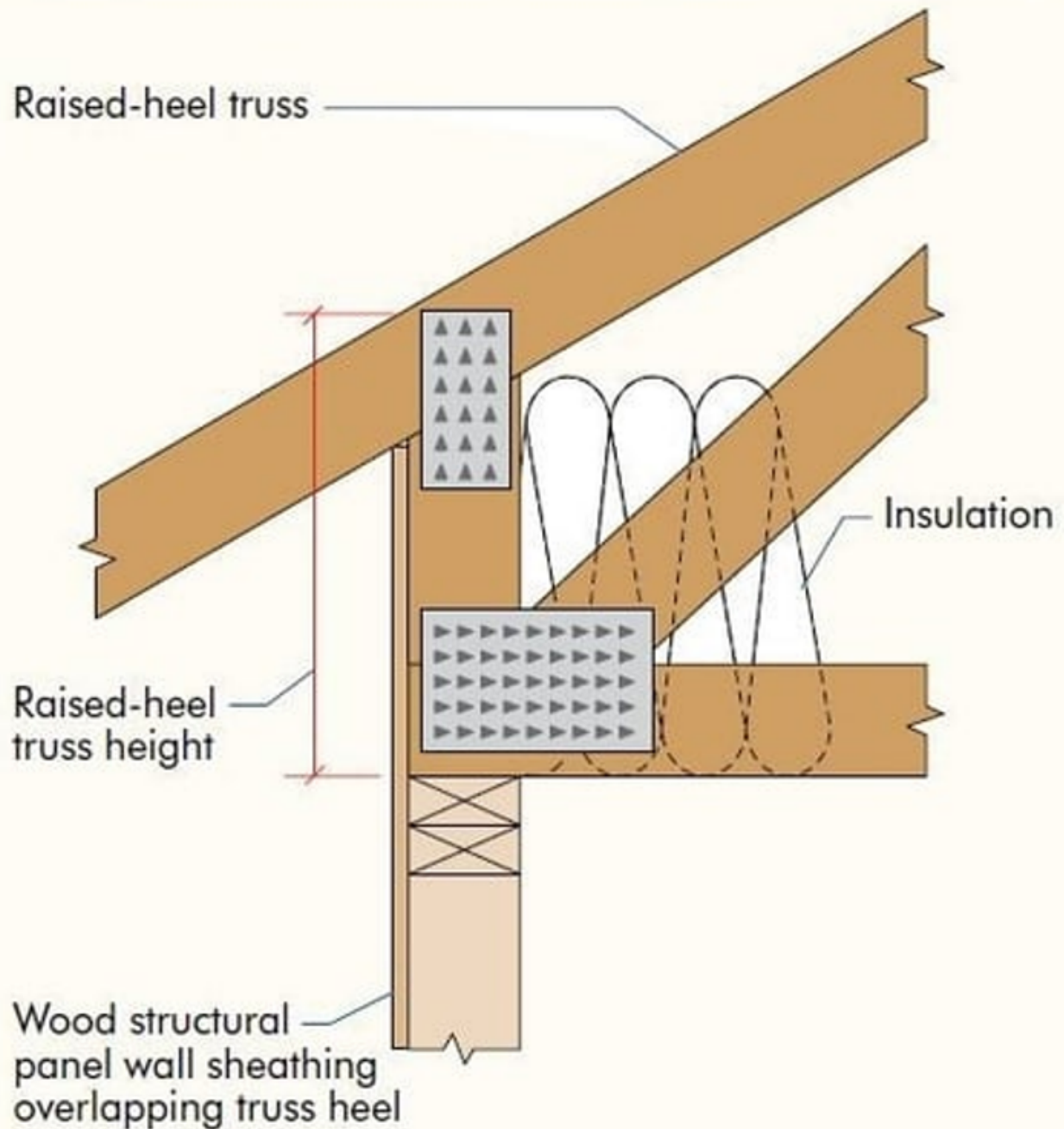


Staggered Stud Walls



RAISED-HEEL TRUSS

(Ventilation baffles not shown for clarity)



COMMUNITY

- Located within the Golden Triangle of Central Oregon! Convenient to Bend, Redmond, Sisters, and Tumalo!

Bend

- 4.2 miles (typically 6 minutes by car) to the Fryrear Trail Head parking lot. Public restroom · Dogs allowed · Picnic tables
<https://bendbulletin.com/2020/11/23/outdoor-pick-of-the-week-fryrear-canyon-area/>
- 12.3 miles (typically 16 minutes) to Costco and Cascade Village Shopping Center in North Bend
- 15.5 miles (typically 21 minutes) to Downtown Bend shopping, restaurants, hotels, museums, Tower Theatre:
<https://www.downtownbend.org/>
- 16.9 miles (typically 23 minutes) to the Old Mill District - Shopping, restaurants, movie theatre and outdoor amphitheater:
<https://www.oldmilledistrict.com/>
- 16.9miles (typically 23 minutes) to Central Oregon Community College:
CENTRAL OREGON COMMUNITY COLLEGE
- Bend Trail System: <https://bendtrails.org/>
- Bend Park & Recreation: <https://www.bendparksandrec.org/>

Redmond

- 22.1 miles (typically 29 minutes) to the Redmond Municipal Airport with direct flights to Phoenix, Arizona; California: Burbank, Los Angeles, Palm Springs, Santa Rosa, San Diego, and San Francisco; Denver, Colorado; Las Vegas, Nevada; Portland, Oregon; Dallas, Texas; Seattle, Washington. Visit Fly Redmond for more information:
<https://flyrdm.com/>

Sisters

- 7.2 miles (typically 10 minutes) to downtown Sisters shops, restaurants, schools, post office, seasonal farmer's market, and events including the annual Sisters Outdoor Quilt Show (The world's largest outdoor quilt show!), Sisters Rodeo and Parade, Sisters Folk Festival, Rhythm and Blues, Christmas Parade, and much more!
- Within the Sisters School District. Tumalo and Redmond Schools are also options



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Home & Property Features

- 9.1 miles (typically 14 minutes) to Sisters Elementary School (this property is in the Sisters School District)
- 8.8 miles (typically 14 minutes) to Sisters Middle School
- 9.2 miles (typically 15 minutes) to Sisters High School
- Sisters - Nearby public lands for access to numerous local hiking and off-road biking trails, including the Peterson Ridge Trail system: <https://www.sisterstrails.org>
- Sisters & Central Oregon - Multiple on-road bike routes, including the Oregon Scenic Bikeway: <https://www.sisterstrails.org>
- Sisters Park & Recreation District: <https://sistersrecreation.com/>

Tumalo

- 12.2 miles (typically 17 minutes) from Well Rooted Farms - pick your vegetables for your dinner! 20377 Swalley Rd, Bend, OR 97703 - <https://wellrootedfarms.co/>
- 8.9 miles (typically 11 minutes) to The Bite in Tumalo and downtown Tumalo shopping <https://www.thebitetumalo.com/>
- Tumalo State Park and Tumalo Falls
<https://visitcentraloregon.com/cities/tumalo/>

ADVENTURE

Skiing, Trails & Central Oregon Adventure:

- 29.1 miles (typically 36 minutes) to the Sisters Hoodoo Ski Area:
<https://skihoodoo.com/>
- 37.1 miles (typically 46 minutes) to Mount Bachelor, Ski & Sports Lodge & Red Chair Lift
Parking: <https://www.mtbachelor.com/>
- All Trails in Oregon:
<https://www.alltrails.com/parks/us/oregon/deschutes-national-forest>
- Oregon BLM-managed public lands site: <https://www.blm.gov/visit>

GOLF

Bend

- Bend Golf Club: <https://bendgolfclub.com/>
- Broken Top: <https://www.brokentop.com/>



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Home & Property Features

- Juniper Preserve at Pronghorn: <https://juniperpreserve.com/golf/>
- Lost Tracks: <https://www.losttracks.com/>
- Old Back Nine: <https://www.oldbacknine.com/>
- River's Edge: <https://riversedgegolfbend.com/>
- Widgi Creek: <https://www.widgi.com/>

Crooked River Ranch

- Crooked River Ranch Golf Course: <https://www.crookedriverranchgc.com/>

La Pine

- Quail Run: <https://golfquailrun.com/>

Madras

- Desert Peaks: <https://desertpeaksgolf.com/>

Powell Butte

- Brasada Canyons: <https://www.brasada.com/>

Prineville

- Meadow Lakes: <https://www.meadowlakesgc.com/meadowlakes>

Redmond

- Eagle Crest Resort: <https://www.eaglecrestgolforegon.com/>
- Golfers will enjoy the challenging 18-hole, par-63 challenge course, 18-hole executive course, or the popular 18-hole putting course.
- The Greens at Redmond: <https://golfthegreens.com/>
- Juniper Golf Course: <https://www.playjuniper.com/>

Sisters

- Aspen Lakes: <https://www.aspenlakes.com/>
- Black Butte Ranch - Glaze Meadow and Big Meadow:
<https://www.blackbutteranch.com/>

Sunriver Resort

- Caldera Springs: <https://www.sunriverresort.com/play/golf-caldera-springs>
- Crosswater: <http://www.crosswater.com/>
- Meadows: <https://www.sunriverresort.com/play/golf-meadows>
- Woodlands: <https://www.sunriverresort.com/play/golf-woodlands>

Terrebonne

- Crooked River Ranch Golf Course: <https://www.crookedriverranchgc.com/>



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Home & Property Features