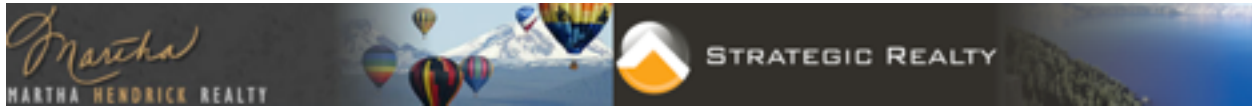


2279 NW Putnam Rd



Privacy! Spanish style home on 1.15 acres in desirable Awbrey Glen. Unique custom architecture, furniture grade cabinetry! Home perfect for entertaining and family living. ICF (Rastra) walls allow for excellent insulation with low utility bills. Gourmet kitchen with wrap around bar for informal luncheons. Large workshop with built-ins, storage and 3 car garage. No detail overlooked. Call listing agent for more details.



Features for this Property

Home Features:

- 200 drawers in the home
- For the woodworker who loves making furniture and having his/her own space for hobbies, the shop is ideal with lots of cabinets
- The interior flooring boasts hard surfaces with decorative tiled details and hardwoods that complement whatever color palette you choose.
- Furniture grade cabinetry throughout the home
- Custom unabridged dictionary drawer in study
- RASTRA block construction
- Dining room accent wall painted by local artist
- Distinctive lighting pendants over bar, flush mounted accent and lights on lovely ceiling fans, a dramatic home by evening as well
- Ladder storage with ladder underneath the range
- The kitchen is plumbed to allow for a change to a gas cooktop
- All sliding doors have screens to enjoy the wildlife of Bend right off your living room-and let the fresh air inside
- Ample garage storage keeps you organized with room for seasonal coats, outdoor gear, golfing, fishing. Plenty of room for a golf cart.
- 220V outlet behind the dryer to allow for a change to electricity.
- 220V wiring is run to allow the hot water tank to be changed to electric
- A Smart Panel is on the east wall of the closet in the southeast upstairs room
- The house is pre-plumbed for a central vacuum system
- The floor in the northeast corner of the panty/laundry room is prepared for an elevator shaft

Landscaping/Outdoor Features:

- Extensive drip irrigation.
- Carefully planned high desert landscaping (xeriscaping)
- Nicely sloped driveway with pavers
- Pre-plumbed for natural gas for BBQ or fire pit to the northeast corner of the home.
- Decorative stone paths surround the property to enhance the walkability of your own gardens.

Location Features:

- The unique location of this home in Awbrey Glen allows for a 1.15 acre parcel right in Bend's Westside. So much privacy and so close to downtown
- From the executive office suite, you view the 12th green of Awbrey Glen Golf Course, and if you are lucky you can see some elk who congregate there in winter.

What is Rastra Construction?

- RASTRA is a stay-in-place Insulated Concrete Form (ICF) System that is structurally strong. RASTRA Insulated concrete forms' strength is up to 700% stronger than wood frame walls.
- RASTRA Insulated concrete forms are energy-efficient decreasing energy consumption by up to and above 50%
- RASTRA Insulated concrete forms are sound absorbent
- RASTRA Insulated concrete forms are Non-combustible
- RASTRA Insulated concrete forms are resistant to high wind, hurricanes and tornados, earthquakes
- RASTRA Insulated concrete forms are not attacked by rodents and insects and do not mold
- RASTRA Insulated concrete forms are made from 85% recycled materials
- RASTRA Insulated concrete forms are 100% recyclable
- The production of RASTRA Insulated concrete forms is considered to be ecologically-clean
- RASTRA Insulated concrete forms provides an almost limitless service life
- RASTRA Insulated concrete forms provides the lowest cost-of-ownership available
- Insulated concrete forms advantages compared to traditional building materials, especially in residential and light commercial construction
- Minimal, if any, air leaks, which improves comfort and less heat loss compared in with walls without an air barrier
- Thermal resistance
- High sound absorption, which helps produce peace and quite compared with framed walls
- Structural integrity for better resistance to forces of nature, compared with framed walls
- Reduces HVAC operating costs from 30%-70%
- Construction methods are easy to learn, and Rastra has training available
- ICF structures are much more comfortable, quiet, and energy-efficient than those built with traditional construction methods.
- Designing and Building with ICFs help your construction project attain Leadership in Energy and Environmental Design (LEED) Green Building status. Insulated Concrete Forms crete a monolithic concrete wall that is 10 times stronger than wood framed structures.

Information provided by: <http://www.rastra.com>

What is Xeriscaping in the High Desert?

Central Oregon is an area with less than 5 inches of rain from April through October (during the growing season). Typically residents use over 50% of the water annually for outside landscaping. Landscaping adds value, beauty and livability to homes.

Xeriscaping uses seven steps from design to maintenance. This is also known as water-wise or water-smart gardening. The seven steps of xeriscaping are: planning and design, zoning plants, soil, efficient irrigation, turf and turf alternatives, mulching, and maintenance. The main focus is to group plants together with the same water requirements (hydrozoning) There is also an emphasis on conserving all natural resources and proper plant selection. This process uses less water, less maintenance, less chemicals, less run-off, less energy use, less worry.

Types of Hydrozones		
Hydrozone	Supplemental Water Requirements	Plant type examples
Very Low	Required for plant establishment	Most natives
Low	Some required during growing season	Most perennials, some trees & shrubs
Moderate	Regular amounts required during growing season	Fruit trees, ornamental trees & shrubs
High	Regular amounts required during growing season	Turf grass, vegetable gardens

Information provided by Oregon State University:

http://extension.oregonstate.edu/deschutes/sites/default/files/xeri-all_1.pdf

Tax Parcel Aerial Shot



Tax Map (Lot 3000)





DESCHUTES COUNTY ASSESSOR
 Real Property Improvement Summary Report
 FOR ASSESSMENT YEAR 2013

8/12/2013

Account # 193061
 Map 171124-A0-03000
 Situs Address 2279 NW PUTNAM RD BEND
 Mailing Address EDGE, GERALD & PATRICIA
 2279 NW PUTNAM RD
 BEND, OR 97701

IMPROVEMENT

SITE	BLD #	CODE AREA	YEAR BUILT	COMPLETE %	% Good	SQFT
1	1	1001	2004	100	100	2794

STAT CLASS 152 - One story with basement

FLOORS

DESCRIPTION	SQFT	TYPE OF HEAT
BASEMENT - UFin-1783 - Fin-488 BD-1 FB-1	2,251	FORCED AIR HEAT &
FORCED AIR HEAT & COOLING	244	
FIRST FLOOR DR-1 LR-1 KT-1 GR-1 BD-2 FB-2 HB-1 FP-2 U-1 D-1	2,306	FORCED AIR HEAT &
FULL BATH	1	RAISED HEARTH
LAVATORY	2	HALF BATH
SHOWER WDOOR, TILE	1	DRYWALL
SOAKING TUB	1	FORCED AIR HEAT & COOLING
TOILET	2	HARDWOOD FLOOR
FOUNDATION - CONCRETE	2306	RECESSED LIGHTING
ROOF - GABLE-HP		TILE FLOOR
ROOF CVR - CONC/CLAY TILE	2306	VAULTED CEILING
SIDING - STUCCO	1	D.I. RANGE
WINDOWS - DOUBLE/THERMAL PANE	1	HF/DW/GDMW
WINDOWS - SKYLIGHTS	1	KITCHEN SINK
WINDOWS - VINYL	1	LAUNDRY TUB
CEILING HIGH BRICK	1	WATER HEATER
GAS FIREPLACE	2	
GARAGE -Bas, F-Fin	1,763	
AUTOMATIC DOOR OPENER	3	

ACCESSORIES

DESCRIPTION	SQFT	QUANTITY
CONCRETE-PAVING	200	
PAVERS	2,529	



Deschutes County Property Information Service Providers

Account Information

Report Date: 8/12/2013 4:03:16 PM

Mailing Name: EGGE,GERALD & PATRICIA
Map and Taxlot: 171124A003000
Account: 193061
Tax Status: Assessable
Situs Address: 2279 NW PUTNAM RD, BEND, OR 97701

Likely Service Providers - Please contact districts to confirm.

Category	Name	Phone	Address	City	Zip
COUNTY SERVICES	DESCHUTES COUNTY	(541) 388-6570	1300 NW WALL ST	BEND, OR	97701
CITY SERVICES	CITY OF BEND	(541) 388-5505	710 NW WALL ST	BEND, OR	97701
POLICE SERVICES	CITY OF BEND POLICE DEPARTMENT	(541) 322-2960	555 NE 15TH ST	BEND, OR	97701
SCHOOL DISTRICT	BEND - LA PINE SCHOOL DISTRICT	(541) 355-1000	520 NW WALL ST	BEND, OR	97701
ELEMENTARY SCHOOL ATTENDANCE AREA	HIGH LAKES ELEMENTARY SCHOOL	(541) 355-1700	2500 NW HIGH LAKES LOOP	BEND, OR	97701
MIDDLE SCHOOL ATTENDANCE AREA	CASCADE MIDDLE SCHOOL	(541) 355-7000	19619 MOUNTAINEER WAY	BEND, OR	97702
HIGH SCHOOL ATTENDANCE AREA	SUMMIT HIGH SCHOOL	(541) 355-4000	2855 NW CLEARWATER DR	BEND, OR	97701
EDUCATION SERVICE TAX DISTRICT	HIGH DESERT EDUCATION SERVICE DISTRICT	(541) 693-5600	145 SE SALMON AVE	REDMOND, OR	97756
COLLEGE TAX DISTRICT	CENTRAL OREGON COMMUNITY COLLEGE	(541) 383-7700	2600 NW COLLEGE WAY	BEND, OR	97701
PARK & RECREATION DISTRICT	BEND PARK & RECREATION DISTRICT	(541) 389-7275	799 SW COLUMBIA ST	BEND, OR	97702
LIBRARY DISTRICT	DESCHUTES PUBLIC LIBRARY	(541) 617-7050	601 NW WALL ST	BEND, OR	97701
IRRIGATION DISTRICT	TUMALO IRRIGATION DISTRICT	(541) 382-3053	64697 COOK AVE	BEND, OR	97701