

Central Oregon Neighborhood Guide

Discover the Perfect Community for Your Custom Home

By Kevin Rea, Master Builder Since 1977

Introduction

Central Oregon offers some of the most spectacular settings for custom home living in the Pacific Northwest. From resort communities with world-class golf to intimate neighborhoods with stunning mountain views, there's a perfect place for every lifestyle. This guide explores the premier communities where Rea Co Homes has built exceptional custom homes.

Brasada Ranch

Location: Powell Butte (20 minutes east of Bend) **Elevation:** 4,200 feet **Established:** 2005

Overview

Brasada Ranch is a 1,800-acre ranch resort community that perfectly blends high desert beauty with luxury living. The community features a Peter Jacobsen-designed golf course, full-service spa, equestrian center, and miles of hiking trails.

Architecture

Brasada Ranch embraces a “Ranch Modern” aesthetic that honors the region’s ranching heritage while incorporating contemporary design elements. Homes feature natural materials like stone, timber, and weathered steel, with large windows to capture the dramatic views.

Amenities

- 18-hole championship golf course
- Full-service spa and fitness center
- Equestrian center with boarding
- Multiple dining venues
- Hiking and biking trails
- Tennis and pickleball courts

Lot Information

- Lot sizes: 0.5 to 5+ acres
- Price range: 200,000–800,000
- HOA fees: Approximately \$500-800/month

Best For

Families seeking a resort lifestyle with outdoor recreation, equestrian enthusiasts, and those who appreciate high desert landscapes.

Tetherow

Location: West Bend **Elevation:** 3,800 feet **Established:** 2008

Overview

Tetherow is an award-winning community centered around a David McLay Kidd-designed golf course consistently ranked among Oregon's best. The community offers a contemporary mountain aesthetic with stunning Cascade Mountain views.

Architecture

Tetherow encourages modern mountain architecture with clean lines, large glass expanses, and natural materials. Homes often feature flat or low-slope roofs, steel

accents, and seamless indoor-outdoor living spaces.

Amenities

- 18-hole championship golf course
- The Row restaurant and bar
- Fitness center and pool
- Hiking trails
- Close to Mt. Bachelor skiing

Lot Information

- Lot sizes: 0.25 to 1+ acres
- Price range: 300,000–1,200,000
- HOA fees: Approximately \$400-600/month

Best For

Design-forward buyers seeking contemporary architecture, golf enthusiasts, and those wanting proximity to both outdoor recreation and downtown Bend.

Pronghorn

Location: Northeast Bend **Elevation:** 3,700 feet **Established:** 2004

Overview

Pronghorn is a luxury resort community featuring two championship golf courses designed by Jack Nicklaus and Tom Fazio. The community offers a full-service resort experience with multiple dining options and extensive amenities.

Architecture

Pronghorn accommodates various architectural styles, from traditional mountain lodge to contemporary desert modern. The community emphasizes quality

construction and thoughtful site planning.

Amenities

- Two 18-hole championship golf courses
- Full-service spa
- Multiple restaurants
- Fitness center and pools
- Tennis courts
- Hiking and biking trails

Lot Information

- Lot sizes: 0.5 to 2+ acres
- Price range: 250,000–900,000
- HOA fees: Approximately \$600-900/month

Best For

Serious golfers, those seeking resort-style living, and buyers wanting a variety of architectural options.

Broken Top

Location: Southwest Bend **Elevation:** 3,900 feet **Established:** 1993

Overview

Broken Top is one of Central Oregon's most established luxury communities, featuring a Tom Weiskopf-designed golf course and mature landscaping. The community offers a more intimate, residential feel compared to newer resort communities.

Architecture

Broken Top features a mix of architectural styles, from traditional mountain homes to contemporary designs. Mature trees and established landscaping create a sense of permanence and privacy.

Amenities

- 18-hole championship golf course
- Clubhouse with dining
- Tennis courts
- Fitness facilities
- Close to Mt. Bachelor

Lot Information

- Lot sizes: 0.25 to 1+ acres
- Price range: 400,000–1,500,000
- HOA fees: Approximately \$300-500/month

Best For

Buyers seeking an established community with mature landscaping, those wanting proximity to Mt. Bachelor, and families valuing privacy.

Awbrey Butte

Location: Northwest Bend **Elevation:** 3,800 feet **Established:** 1980s

Overview

Awbrey Butte is a prestigious hillside community offering some of the most spectacular views in Central Oregon. The neighborhood provides easy access to downtown Bend while maintaining a secluded, natural setting.

Architecture

Awbrey Butte features diverse architectural styles, from traditional to ultra-contemporary. The hillside setting encourages creative designs that maximize views and integrate with the natural terrain.

Amenities

- Awbrey Glen Golf Club nearby
- Hiking trails
- Close to downtown Bend
- Natural open spaces

Lot Information

- Lot sizes: 0.25 to 1+ acres
- Price range: 350,000–1,000,000
- HOA fees: Approximately \$200-400/month

Best For

Buyers prioritizing views, those wanting proximity to downtown Bend, and homeowners seeking architectural freedom.

Sunriver

Location: 15 miles south of Bend **Elevation:** 4,200 feet **Established:** 1968

Overview

Sunriver is Central Oregon's original resort community, offering a family-friendly environment with extensive recreational amenities. The community spans over 3,300 acres and includes multiple golf courses, the Sunriver Nature Center, and miles of paved bike paths.

Architecture

Sunriver features a range of architectural styles, from classic mountain cabins to contemporary designs. The community's mature pine forests create a distinctive woodland setting.

Amenities

- Three golf courses
- SHARC aquatic center
- Marina and canoe launch
- 35+ miles of bike paths
- Nature center and observatory
- Multiple dining options

Lot Information

- Lot sizes: 0.25 to 1+ acres
- Price range: 150,000–600,000
- HOA fees: Approximately \$300-500/month

Best For

Families with children, those seeking an active outdoor lifestyle, and buyers wanting a established community with extensive amenities.

Caldera Springs

Location: Sunriver area **Elevation:** 4,200 feet **Established:** 2006

Overview

Caldera Springs is a boutique resort community within the greater Sunriver area, offering a more intimate and upscale experience. The community features a unique

lakefront setting with contemporary mountain architecture.

Architecture

Caldera Springs emphasizes modern mountain design with clean lines, natural materials, and large windows. Homes are designed to complement the natural landscape and maximize lake and mountain views.

Amenities

- Private lake with beach
- Heated outdoor pool
- Fitness center
- Hiking trails
- Access to Sunriver amenities

Lot Information

- Lot sizes: 0.25 to 0.75 acres
- Price range: 200,000–500,000
- HOA fees: Approximately \$400-600/month

Best For

Buyers seeking a boutique community experience, those who appreciate contemporary design, and families wanting lakefront living.

Comparison Chart

Community	Golf	Lot Prices	Style	Distance to Bend
Brasada Ranch	Yes	\$200K-800K	Ranch Modern	20 min
Tetherow	Yes	\$300K-1.2M	Contemporary	10 min
Pronghorn	Yes (2)	\$250K-900K	Mixed	15 min
Broken Top	Yes	\$400K-1.5M	Traditional	10 min
Awbrey Butte	Nearby	\$350K-1M	Mixed	5 min
Sunriver	Yes (3)	\$150K-600K	Mountain	20 min
Caldera Springs	No	\$200K-500K	Contemporary	20 min

Conclusion

Choosing the right community is as important as designing the right home. Each Central Oregon neighborhood offers a unique lifestyle, and the best choice depends on your priorities—whether that's golf, views, proximity to town, or a specific architectural style.

At Rea Co Homes, we've built custom homes in all of these communities and can help you navigate the decision. Contact us to discuss which neighborhood might be the perfect fit for your dream home.

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