

# 15875 SW Brasada Ranch Road Powell Butte,

4 Bd/2 1/2 bath 3594 Sq ft.



CHANGE IMAGE AT LEFT

This warm & inviting home is a luxurious retreat at Brasada Ranch. The property boasts a spacious open floorplan with vaulted ceilings in the great room, creating a grand atmosphere. The main level features hardwood floors with stone countertops in the kitchen, offering a sleek & modern farmhouse feel.

The primary suite, located on the main floor, serves as a peaceful oasis & includes a large soaking tub for relaxation. Additionally, there is a half bath on the main level. Another bedroom on the main floor can be versatile & function as an office.

The 2nd level of the home has 2 bedrooms & a full bathroom, providing ample space for guests. A dedicated media space on this level is perfect for entertainment.

The exterior of the home features stone accents & wood siding, creating an aesthetically pleasing facade. The 3 car garage offers plenty of space for parking & storage.

Stunning views of the cascades & situated perfectly on the golf course will make this a great sanctuary!

Financing Notes	JUMBO 6/6 ARM	JUMBO 6/6 ARM	JUMBO 6/6 ARM
Sales Price	\$1,475,000	\$1,475,000	\$1,475,000
% Down	30.00%	5.00%	10.00%
First Loan	\$1,032,500	\$1,401,250	\$1,327,500
Term	30 Years	30 Years	30 Years
Rate	6.375%	7.375%	7.375%
APR*	6.385%	7.430%	7.393%

#### CASH TO CLOSE

Down Payment	\$442,500	\$73,750	\$147,500
Closing Costs	\$4,766	\$4,766	\$4,766
Prepays/Impounds	\$7,280	\$8,821	\$8,598
Lender Credit	-\$5,000	-\$0	-\$5,000
<b>Total \$ Required</b>	<b>\$449,546</b>	<b>\$87,337</b>	<b>\$155,864</b>

#### HOUSING EXPENSE

First Loan P & I	\$6,441	\$9,678	\$9,169
Taxes, Ins & MI	\$925	\$925	\$925
Homeowners Assoc.	\$125	\$125	\$125
<b>Total Monthly Pmt</b>	<b>\$7,491</b>	<b>\$10,728</b>	<b>\$10,219</b>

\*APR = Annual Percentage Rate

## Martin and Bethany Moore

Broker | Realtor

201209549/201226549

- 541-527-2086
- 541-527-5754
- <https://kbire.com/team/martin-moore/>
- [themooregroupbend@gmail.com](mailto:themooregroupbend@gmail.com)



Knightsbridge International Real Estate

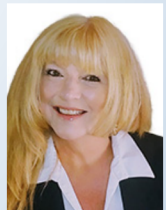
920 NW Bond Street 107  
Bend OR 97703

## Tamra Carrell

Mortgage Sales Manager

NMLS# 590624

- 541.225.3012
- [www.GuardianMortgageOnline.com/TamraCarrell](http://www.GuardianMortgageOnline.com/TamraCarrell)
- [tamra.carrell@sunflowerbank.com](mailto:tamra.carrell@sunflowerbank.com)



Sunflower Bank

121 NW Greenwood Avenue, Suite 103  
Bend OR 97701



Rates effective 06/25/25. This is informational only and should not be relied upon by you. Knightsbridge International Real Estate is not a mortgage lender. Contact Sunflower Bank to learn more about your eligibility for its mortgage products. Financing is shown for comparison only. This is not an offer of credit or commitment to lend. Loans are subject to buyer and property qualification. Rates and fees are subject to change without notice. A 780 FICO score was used to calculate rates. Cash reserves may be required for some conventional loans. NMLS# 709491

