

■ Cars ■ Auto Financing ■ Event Tickets ■ Jobs ■ Real Estate ■ Online Degrees ■ Business Opportunities ■ Shopping

Search

How do I find it?

Subscribe to paper



Home News Travel Money Sports Life Tech Weather

Become a member of the USA TODAY community now! Log in | Become a member What's this?



Travel » Destinations City Guides Country Guides 10 Great Deals



Up, up and away: Hot-air balloons float over the Deschutes River with the Cascade Mountains in the background near downtown during Balloons Over Bend, one of the city's annual festivals.

By Jason Mitchell



USA TODAY Top Travel Deals What's this?

# Life on Vacation: Bend, Ore.: The great outdoors beckon in 'the new Boulder'

Updated 1d 5h ago | Comments 5 | Recommend 5

E-mail | Save | Print | RSS

## LIFE ON VACATION

Life on Vacation is a weekly look at the second-home market.

Best for: Year-round outdoor-sports fans.

Claim to fame: Benders take the outdoors - and their beer - seriously: 71 parks, 48 miles of trails and four microbreweries.

Don't miss: The annual Bend Film Festival in October.

Getting there: Airport in Redmond, Ore., is 10 minutes away with flights to major Western cities.

Tourism information: [visitbend.com](http://visitbend.com)

By **Larry Olmsted**, Special for USA TODAY



Other ways to share:

[Yahoo! Buzz](#)

[Digg](#)

[Newsvine](#)

[Reddit](#)

[Facebook](#)

What's this?

Bend's popularity as a second-home destination may be short-lived. Many buyers lured here by the small city's outdoor living, natural beauty and mild weather are finding their vacation homes too good to be true and are relocating as full-timers.

That's what happened to outdoor journalist Tim Neville, whose visits led him to move from Santa Fe. Neville describes Bend — with its easy access to an array of outdoor activities, including skiing, biking, white-water rafting and kayaking, hiking, golf and world-class fly-fishing — as "the new Boulder," a reference to Colorado's athletic mecca. The "Bend side (of the Cascade Mountains) has all the fun associated with the Pacific Northwest, but without the rain," he says.

Mount Bachelor, one of the Northwest's top ski resorts, is just 22 miles from downtown, and the city is surrounded by volcanic peaks. Mount Bachelor averages more than 300 inches of snow a year, but Bend gets just 22. The city also sits on the Deschutes River, which is popular with anglers.

Realtor Virginia Ross of Coldwell Banker, who has lived in Bend for 15 years, relocated from another top second-home destination: Oahu. "There is great recreation out just your front door all year long. I was so happy to go from palm trees to juniper trees. Seasons were a change for which I am thankful each day."

Bend also offers good values. The city of about 65,000 is relatively young. Its first incarnation as a lumber town ended with an industry slump in the 1980s, leaving it with a district of old mill buildings near downtown, which now are being converted to dining and retail. Downtown is small, and much of the city is within walking distance of the main commercial area. Sprawl is virtually non-existent, and Bend is split into east and west sides with downtown on the east.

**FIND MORE STORIES IN:** [Colorado](#) | [Massachusetts](#) | [Idaho](#) | [Montana](#) | [Wyoming](#) | [Jackson](#) | [Pacific Northwest](#) | [Boulder](#) | [Jack Nicklaus](#) | [Oahu](#) | [Santa Fe](#) | [Nantucket](#) | [Ore.](#) | [Cascade Mountains](#) | [Tom Fazio](#) | [Fall Creek](#) | [Pronghorn](#) | [Broken Top](#) | [Deschutes National Forest](#) | [Deschutes River](#)

The most desirable residential neighborhoods are on the west side, which borders the Deschutes National Forest. A bit farther out, many of the new residential resort communities resemble upscale private golf communities elsewhere but with lower prices than their counterparts in even the most rural parts of Montana and Idaho.

### A look at three Bend neighborhoods

**Broken Top.** Five minutes from downtown, this west-side neighborhood has about 350 houses, 40% of them second homes, which share pools, tennis courts and other amenities. Houses in the non-gated Parks section run \$349,000-\$700,000. More popular is gated Fall Creek, where most houses are \$499,000-\$699,000.

**NorthWest Crossing.** This large planned neighborhood on the west side is being built under a 20-year master plan with an emphasis on energy efficiency. About a third of the projected 1,200 houses have been built. The pedestrian-friendly neighborhood includes parks, stores, restaurants and schools. Town houses run \$359,000-\$479,000, and free-standing houses are \$450,000-\$900,000. [www.northwestcrossing.com](http://www.northwestcrossing.com)

## ON THE MARKET



Enlarge

Butterfly Multi-media Design

This house is on the fifth hole of the Nicklaus golf course in Pronghorn.

**High price:** \$3,395,000

**Bedrooms:** 3

**Bathrooms:** 4½

**Size:** 4,350 square feet

Features: Panoramic mountain and golf course views; spacious decks with hot tub, built-in gas grill and fire pit. Black walnut and mahogany throughout interior, gourmet kitchen. Master bedroom suite with fireplace, spa bath, steam shower and walk-in closets. Media room and wet bar.



Enlarge

By Tanya Tonge, Coldwell Banker Bend

This ranch house is located in the gated Fall Creek neighborhood.

**Midrange price:** \$639,000

**Bedrooms:** 2

**Bathrooms:** 2½

\$195/nt+: New luxe hotel in the heart of Charleston The Village at Wild Dunes Resort

75% off: Last-minute cruises to Caribbean, and more [VacationsToGo.com](http://VacationsToGo.com)

\$805+: London & Paris weeklong trip with all flights [EuropeanDestinations.com](http://EuropeanDestinations.com)

Sign up for our Top 25 newsletter!

[ShermansTravel.com](http://ShermansTravel.com)  
ShermansTravel.com - travel deals AND advice

### E-mail features

**E-mail newsletters**  
Sign up to receive our free Travel e-newsletter and get the best travel news, deals & features in your inbox.



E-mail  [GO](#)

**Size:** 2,202 square feet  
**Features:** Designed for dining with chef's kitchen, three eating areas, enclosed courtyard with fountain and gas fireplace, two indoor fireplaces, formal library/office, large deck, two-car garage.

**Pronghorn.** Outside Bend to the east, this is quickly emerging as the highest-profile private golf community in the region. Pronghorn features courses by Jack Nicklaus and Tom Fazio, along with restaurants, spa, shops, and plenty of outdoor recreation. Real estate offerings include custom homes and villas, lots and a fractional residence club. Prices range from \$164,800 for a one-twelfth fractional ownership to \$3.7 million for the priciest custom estate homes. [Pronghornclub.com](http://Pronghornclub.com)

**FLIGHTS, HOTELS AND MORE**

Flights   Cars   Hotels

From (city or airport) To (city or airport)

Leave Return

Submit

Powered by KAYAK™

[More search options](#)

Last week: [Nantucket, Mass.](#) | Next week: Jackson, Wyo.

Share this story:

[Yahoo! Buzz](#)   [Digg](#)   [Newsvine](#)   [Reddit](#)   [Facebook](#)   What's this?

Posted 1d 5h ago

Updated 1d 5h ago

E-mail | Save | Print | [RSS](#)

To report corrections and clarifications, contact Reader Editor **Brent Jones**. For publication consideration in the newspaper, send comments to [letters@usatoday.com](mailto:letters@usatoday.com). Include name, phone number, city and state for verification.

**Guidelines:** You share in the USA TODAY community, so please keep your comments smart and civil. Don't attack other readers personally, and keep your language decent. Use the "Report Abuse" button to make a difference. [Read more.](#)

You must be logged in to leave a comment. [Log in](#) | [Register](#)

Submit

Join the discussion

Sponsored by

Comments: (5)

Showing: [Newest first](#)



**DD55** wrote: 2h 23m ago

I am not sure what to think of the previous comments, sounds like very personal opinions to me. Bend is a great place to live and vacation and yes there is a middle class. As a person who has lived in hot extremes and cold extremes across the country somehow Bend gets it right with the weather. Although if you love a lot of rain then it might be to dry here for you. Great ammenities and friendly people, very happy to live in Bend and yes I mean live as in get out there and be active.

[Recommend](#) | [Report Abuse](#)



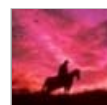
**Dude** wrote: 11h 25m ago

**AMERONGEN** wrote: 1h 1m ago

I USED TO LIVE IN BEND BUT MOVED TO A MORE SOUTHERN PORTION OF THE STATE ABOUT 2 YEARS AGO.

What's with all the caps? Haven't been to Bend since I left school. I bet it has changed a lot since I was last there in 1990. Back in those days a 3 bdrm/2bath home on an acre lot went for \$100K.

[Recommend](#) | [Report Abuse](#)



**AMERONGEN** wrote: 13h 30m ago

I USED TO LIVE IN BEND BUT MOVED TO A MORE SOUTHERN PORTION OF THE STATE ABOUT 2 YEARS AGO. FROM MY PERSPECTIVE, BEND HAS 2 MAJOR PROBLEMS. FIRST OF ALL, IF YOU LIKE FLOWERS AND GARDENING, THE GROWING SEASON IS WAY, WAY TOO SHORT. SECOND OF ALL, MY YOUNGER BROTHER LIVES THERE AND HE WANTED ME TO LEAVE THE AREA BECAUSE HE LIVED THERE FIRST. NOT TOO RATIONAL FOR A SIBLING THAT IS SUPPOSED TO BE AN ADULT. I HAVE 2 SISTERS AND THE ONE BROTHER AND THE ENTIRE GROUP IS MORE THAN JUST A LITTLE DYSFUNCTIONAL

I LIKE IT BETTER IN THE SOUTHERN PART OF THE STATE MORE ANYWAY. IT IS NOT DESERT IN THIS AREA AND THE CLIMATE IS MUCH MILDER WITH LOTS AND LOTS OR TREES ALONG WITH THE LONGER GROWING SEASON. IN ADDITION, THERE IS GOOD FISHING AND GOOD HUNTING, GOT MY FIRST BLACK BEAR LAST FALL.

[Recommend](#) | [Report Abuse](#)



**jrighner** wrote: 13h 47m ago

I live in the Willamette Valley about an hour west. Bend is beautiful in the summer, but the weather is far more harsh than here in the valley. Also, Bend has almost no middle class. A great place to retire to. But really, we'd rather you all visit Oregon, not move here. :o)

[Recommend](#) 2 | [Report Abuse](#)



**whalers** wrote: 16h 7m ago

I live here. It is the best place to live, but if you really want the best real estate deal, look to the city of Redmond, just 13 miles to the north of Bend. All the benefits of living in central oregon, but much better prices than you will find in Bend.

Recommend 4 | Report Abuse

TOP TRAVEL STORIES

■ Most read

■ Most e-mailed

1. Gas costs cut into vacation travel
2. Boeing delays plan for replacing popular 737
3. What's the dirtiest hotel in the USA? - Hotel Hotsheet
4. Airlines boost domestic fares by up to \$60 roundtrip
5. Vandals attack Stonehenge with hammer

Related Advertising Links

What's This?

**Mortgage Rate Alert - Fed at 2%**  
 \$200,000 loan for \$708/month. Free Quotes - No SSN Rqd...  
[Mortgage.RefinanceFrontier.com](#)

**Mortgage Rates at 5.2%**  
 \$170,000 loan for \$656/month. See New Payment - No SSN...  
[Refinance.LeadSteps.com](#)

Buy a link here

Advertisement

**VERIZON HIGH SPEED INTERNET**  
 STEP UP TO THE BEST VALUE  
 IN BROADBAND

FIRST MONTH FREE ONLY  
 WHEN YOU ORDER ONLINE

**\$1999**  
 per month\*

\*with 1-yr. agreement

verizon

Get It Today

Newspaper Home Delivery - Subscribe Today

Home • News • Travel • Money • Sports • Life • Tech • Weather

About USATODAY.com: Site Map | FAQ | Contact Us | Jobs with Us | Terms of Service  
 Privacy Policy/Your California Privacy Right | Media Kit | Press Room | Reprints and Permissions

News Your Way: Mobile News | Email News | Add USATODAY.com RSS feeds | Podcasts | Widgets

Partners: USA WEEKEND | Sports Weekly | Education | Space.com

Hotel Reservation Services: Terms & conditions | Reservation questions?

Copyright 2008 USA TODAY, a division of Gannett Co. Inc.