



A NEW ERA AT  
**CALDERA  
SPRINGS**

THE PACIFIC NORTHWEST'S PREMIER  
RESIDENTIAL RESORT COMMUNITY  
EXPANDS WITH NEW AMENITIES  
AND A NEW WAY TO OWN.

by NOAH NELSON

As part of its long-awaited eastward expansion, which added 600 new acres, Caldera Springs has begun construction of a highly anticipated new amenity core as well as a new real estate offering designed for those seeking the benefits of both a vacation home and rental income property. The expansion has generated tremendous sales success over the past year, with over 100 homes and homesites sold, including the first nine Forestbrook vacation homes. These homes will be completed this summer and marketed for guest stays by Sunriver Resort.

Forestbrook at Caldera Springs represents a new era for effortless vacation home ownership. Each three- and four-bedroom Forestbrook home is thoughtfully designed to embrace the outdoors, with floor-to-ceiling windows that capture awe-inspiring views of towering pines and the surrounding lakes, streams, and trails. Expansive patios offer generous living and dining space, along with a hot tub. Complemented by Caldera Springs' vacation rental management services, each residence includes an attached, fully-appointed studio that can be occupied with, or separately from, the main home, providing even more flexibility for owners and their guests.

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*—John Fettig, Project Director, Caldera Springs*

An artist's rendering of the aquatics center with double-racer water slide at Forest House, a new gathering and recreation space opening in 2024.

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John Fettig, Project Director, Caldera Springs says, “The sales success we’re seeing shows the growing popularity of our community with families seeking a four-season mountain lifestyle. With the sales launch of Forestbrook at Caldera Springs, release of new homes, along with the unveiling of new amenities, we expect even more interest.”

Completion of the initial release of Forestbrook homes is on target for this summer, allowing new owners to get away and experience this new Caldera Springs lifestyle. Owners will soon see the start of rental income, as Sunriver Resort just announced that it’s now accepting reservations for guest stays beginning this July. For Sunriver Resort, Forestbrook will expand their many ways to stay, including more than 300 vacation homes and condominiums and 245 iconic River Lodge and Lodge Village resort rooms.

And for those looking to build a dream home, Caldera Springs’ homesites offer the perfect blank canvas in the Pacific Northwest’s most awe-inspiring alpine wilderness setting. Caldera Springs draws on the expertise of the area’s top architects, designers, and homebuilders to bring the owners’ visions to life in the most seamless way possible.

Community members Dionne and Craig Lewelling experienced first-hand what it is like to build a custom home at Caldera Springs. After consulting with architects, designers, and engineers, they landed on the perfect lot for their home. “This lot has a lot of unique features that give us different ideas each time we go out there,” Craig says. “There’s a lava rock structure that separates the two lots and also the headwaters of a new lake nearby. It’s just awesome.”

Located just 15 miles south of Bend, Oregon, and across from Crosswater, Caldera Springs has always been distinguished as the perfect basecamp for enjoying fun-filled Pacific Northwest adventures. Not only does its prime location allow for outdoor activities such as fly fishing and biking through Ponderosa pines on an extensive trail system or skiing the big-mountain terrain at nearby Mt. Bachelor, but Caldera Springs is also known for its extraordinary family-friendly amenities and experiences. From the Lake House and Quarry Pool, to paddle adventures on Obsidian Lake, to sunset golf on the celebrated Caldera Links nine-hole course, the resort has long been recognized for its amenities. Moreover, owners have easy access to nearby Sunriver Resort, as well as membership opportunities at Crosswater Golf Course and Sage Springs Club & Spa. Building upon this great tradition is an array of forthcoming amenities that will double the community’s total aquatics, recreation, and wellness features.

Arriving in 2024 is Forest House — an expansive mountain-modern amenity space that will double the community’s existing aquatics and recreation facilities. Other proposed new features include imaginative parks, pickleball courts, acres of lakes, streams, and trails, and more. The complete 1,000-acre master plan now includes a 220-acre Wildlife Forest Preserve, forever protected for the benefit of residents and the region’s native flora and fauna.

Fettig adds, “Our relaxed Central Oregon lifestyle and first-class amenities have driven the popularity of our community for owners and visitors.”

On the horizon for this year, Caldera Springs will be launching sales for the second release of Forestbrook, featuring the new, larger Aspen floor plan along with the release of a new collection of homesites. Forestbrook will be priced from \$1.3 million and homesites priced from the low \$400,000s. Caldera Springs also offers an array of resale opportunities that include some of the community’s most masterfully designed custom homes. ■ [whj PROFILE](#)



Made for the way you live, each Forestbrook home is thoughtfully designed to bring the outdoors in. Artist’s rendering featuring interior design and conceptual furnishings by Amy Troute Inspired Interior Design.

“OUR RELAXED CENTRAL OREGON LIFESTYLE AND FIRST-CLASS AMENITIES HAVE DRIVEN THE POPULARITY OF OUR COMMUNITY FOR OWNERS AND VISITORS.”

—John Fettig, Project Director, Caldera Springs

For more information, visit [CalderaSprings.com](#) or contact the Caldera Springs Real Estate Team at Sunriver Realty at [sales@calderasprings.com](mailto:sales@calderasprings.com) or 541-593-3000.