

River Ranch RV Resort
RRRV LISTINGS

Lot #127- \$ 30,000 PRICE REDUCED

Lot #180- \$58,900 includes RV

Lot #221 - \$52,000

Lot #250 – \$65,000

Lot #267 -\$ 32,900

Lot #301 - #59,500

Lot #374 - \$49,900 PRICE REDUCED

Lot #407- \$54,900 PRICE REDUCED (Owner financing Available)

Lot #408- \$49,500

Lot # 409 - \$ 47,500 w/o RV -- \$58,000 w/RV

Lot #410- \$49,500 PRICE REDUCED

Lot #421 - \$64,500 PRICE REDUCED

Lot #442 - \$93,000 (includes Boat Dock)

Lot # 452 - \$99,900 (includes Boat Dock)

Lot #557 - \$85,000 (includes Boat Dock)

Lot # 567 - \$98,900 (includes Boat Dock)

The quarterly assessment is \$555.00. This includes the following:

Landscape mowing and edging	Fertilizer and weed control
Water and sewer	Cable TV
Two pools	Two Jacuzzi
Mustang Center with Resort offices	
Health Club – Fitness Center	Card Room
Owner’s Lounge with wet bar and fireplace	
Craft room	Billiards and Game Room
Kitchen and meeting room	

In addition, the Association provides lot irrigation, road maintenance, tennis courts, bath houses and laundry facilities in three separate buildings.

There is a very large meeting room/clubhouse with kitchen and fireplace, **(Trails End Building)**; also a smaller building with kitchen **(Possum Path)**.

The Association utilizes a Maintenance Supervisor with a crew of 10 to maintain the Resort as a luxury RV Park. A professional state Licensed Community Association Manager (CAM) oversees the day to day operation of the Association under the guidance and direction of a Homeowner’s Association Board of Directors (7 directors).

The Association’s Resort Manager and Realtor, Jim Evans will be glad to discuss any of the parks operational costs, etc. with you.

Accountability of Association’s funds is handled by the Office Manager and an Accountant.

Real Estate taxes can be from approximately \$400 to \$1,500 annually. In addition to your taxes other expenses include your electricity, telephone and lot upkeep as per your Associations documents.

Jim Evans
Licensed Community Association Manager/Realtor
(863) 692-1116 fax (863) 692-9707
riverranchrv@verizon.net