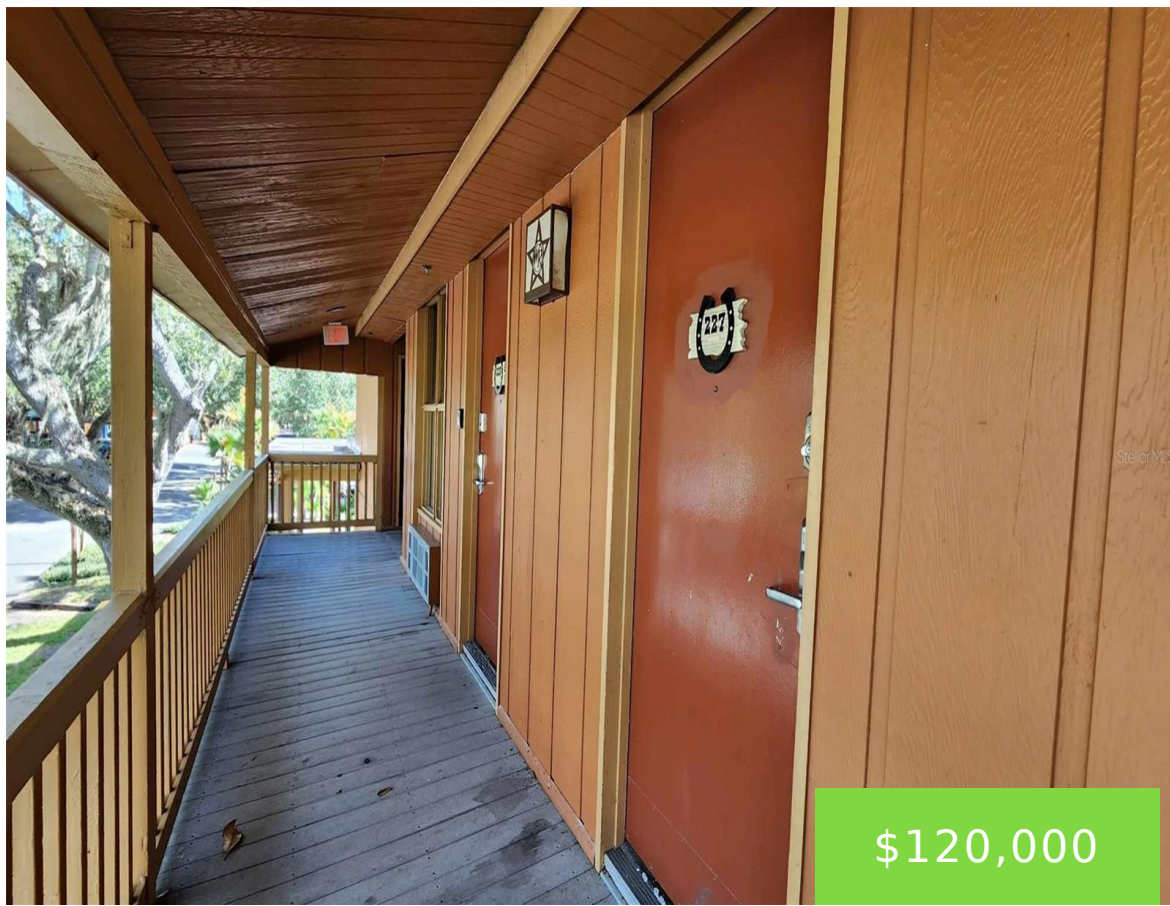
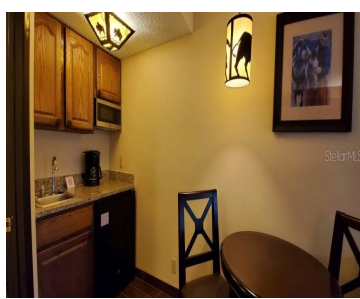
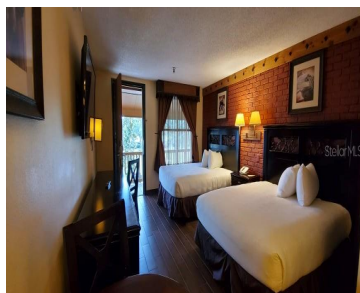


# 3200 RIVER RANCH BOULEVARD RIVER RANCH FL 33867

<https://candiscarmichael.com>



\$120,000



**\*OWNER WILL HOLD FINANCING!\*** SADDLE UP for the ultimate luxury cowboy getaway at the world-famous Westgate River Ranch Resort & Rodeo! This premier corner-unit condo offers enhanced privacy and a front-row view overlooking the Water Park. This turn-key “Deluxe Cowboy” suite is tastefully themed and meticulously maintained and comfortably sleeps four with two plush Queen [...]

- 1 bed
- 1 bath
- Residential
- Condominium
- Active
- 370 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC  
**Status:** Active

**Office ID:** MFR261010944  
**MLS ID:** MFRTB8466351



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8466351>

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## Basics

**Unit Number:** 225

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 1 bath

**Floors:** 2 floors

**Lot size, sq ft:** 160 sq ft

**UnitNumber:** 225

**SubdivisionName:** OUTDOOR RESORTS RIVER RANCH INN & COTTAGES PH 01

**ListAOR:** mfrmls

**Bathrooms Full:** 1

**Category:** Condominium

**Bedrooms:** 1 bed

**Half baths:** 0 half baths

**Area, sq ft:** 370 sq ft

**Year built:** 1966

**View:** Pool

**ListOfficeName:** EXP REALTY LLC

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## Location Details

**Township:** 31

**Road Surface Type:** Concrete

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## Property Features



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**Interior Features:** Other **Appliances:** Microwave, Refrigerator

**Flooring:** Ceramic Tile **Laundry Features:** Common Area

**Pets Allowed:** Yes **Exterior Features:** Balcony

**Roof:** Shingle **Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**View:** Pool **Water Source:** None

**Sewer:** Public Sewer **Cooling:** Wall/Window Unit(s)

**Heating:** Ductless **Furnished:** Furnished

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## Property Details

**Subdivision Name:** OUTDOOR RESORTS RIVER RANCH INN & COTTAGES PH 01

**Parcel Number:** 31-31-23-996012-002250

**Levels:** One

**Direction Faces:** North

**Foundation Details:** Slab

**Construction Materials:** Frame

**Listing Terms:** Cash, Owner Financing

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## Association Information

**Association YN:** Yes

**Association Fee:** 1092

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Electricity, Escrow Reserves Fund, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Private Road, Recreational Facilities, Security, Sewer, Trash, Water

**Community Features:** Airport/Runway, Golf Carts OK, Stable(s), Playground, Pool, Restaurant, Tennis Court(s)

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$1,163

**Tax Legal Description:** OUTDOOR RESORTS RIVER RANCH INN & COTTAGES A CONDOMINIUM PHASE 1 CONDO BK 9 PGS 14/15 OR 2527 PGS 2147 THRU 2244 CONDO BK 10 PGS 14/15 OR 2744 PGS 1395 THRU 1408 UNIT 225 & AN UNDIVIDED SHARE IN THE LAND & COMMON ELEMENTS AS PER CONDO DECLARATION

**Tax Lot:** 225

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	25x25	First	25	25
Kitchen	8x6	First	6	8
Living Room	25x25	First	25	25

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Airport/Runway, Golf Carts OK, Stable(s), Playground, Pool, Restaurant, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Microwave, Refrigerator

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Wall/Window Unit(s)

**ExteriorFeatures:** Balcony

**Features:** Other

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Frame

**Heating:** Ductless

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, ShowingTime



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