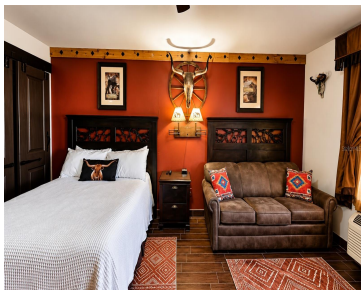
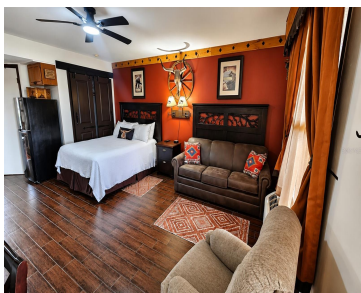


3200 RIVER RANCH BOULEVARD RIVER RANCH FL 33867  
https://candiscarmichael.com



\$150,000



Turnkey, fully furnished, income-producing condo located in the heart of Westgate River Ranch Resort & Rodeo! This desirable ground-floor corner unit offers an unbeatable location just steps from the Saturday Night Rodeo, River Country Water Park, resort pool, saloon, Adventure Park, restaurants, and all of the exciting amenities that make River Ranch one of Central [...]

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



Courtesy of

**Listing Office:** FUTURE HOME REALTY INC  
**Status:** Active

**Office ID:** MFR260011623  
**MLS ID:** MFRTB8533622



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8533622>

---

## Basics

**Unit Number:** 170

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 1 bath

**Floors:** 2 floors

**Lot size, sq ft:** 300 sq ft

**UnitNumber:** 170

**Bathrooms Full:** 1

**Category:** Condominium

**Bedrooms:** 1 bed

**Half baths:** 0 half baths

**Area, sq ft:** 481 sq ft

**Year built:** 1992

**SubdivisionName:** OUTDOOR RESORTS RIV  
RNCH INN & COT

**ListOfficeName:** FUTURE HOME REALTY INC **ListAOR:** mfrmls

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## Location Details

**Township:** 31

**Road Surface Type:** Concrete

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## Property Features

**Interior Features:** Open Floorplan, Solid Surface Counters, Solid Wood Cabinets

**Flooring:** Ceramic Tile

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

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

**Furnished:** Furnished

**Appliances:** Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Exterior Features:** Courtyard, Tennis Court(s)

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Ductless



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## Property Details

**Subdivision Name:** OUTDOOR RESORTS RIV  
RNCH INN & COT

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash

**Parcel Number:** 31-31-23-996012-001700

**Direction Faces:** West

**Construction Materials:** Frame, Wood Siding

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## Association Information

**Association YN:** Yes

**Association Fee:** 1760.04

**Association Fee Frequency:** Quarterly

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

**Community Features:** Airport/Runway, Gated Community - Guard, Golf Carts OK, Horses Allowed, Playground, Pool, Restaurant

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$1,501

**Tax Legal Description:** OUTDOOR RESORTS RIVER RANCH INN & COTTAGES A CONDOMINIUM PHASE 2 COND BK 9 PGS 14 & 15 OR 2527 PGS 2147 THRU 2244 COND BK 10 PG 39 OR 2878 PGS 1241 THRU 1259 UNIT 170 & AN UNDIVIDED SHARE IN THE LAND & COMMON ELEMENTS AS PER CONDO DECLARATION

**Tax Lot:** 170

---

## Rooms



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| Room type           | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Living Room         | 20x18      | First | 18     | 20    |
| Kitchen             | 15x8       | First | 8      | 15    |
| Primary Bedroom     | 20x12      | First | 12     | 20    |
| Primary Bathroom    | 8x10       | First | 10     | 8     |
| Balcony/Porch/Lanai | 20x8       | First | 8      | 20    |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Airport/Runway, Gated Community - Guard, Golf Carts OK, Horses Allowed, Playground, Pool, Restaurant

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

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

**ExteriorFeatures:** Courtyard, Tennis Court(s)

**Features:** Open Floorplan, Solid Surface Counters, Solid Wood Cabinets

## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame, Wood Siding

**Heating:** Ductless

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only,  
ShowingTime



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