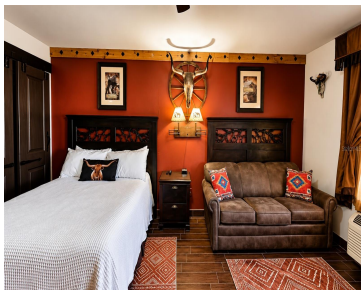
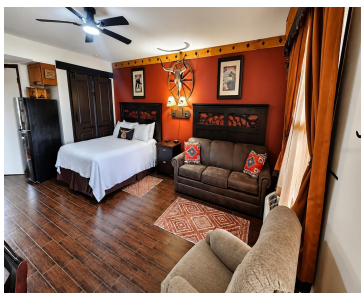


3200 RIVER RANCH BOULEVARD RIVER RANCH FL 33867
https://candiscarmichael.com



\$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



Description

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

Basics

Unit Number: 170

Date added: Added 1 hour 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 RESIDENCE RIV
RNCH INN & COT

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

Location Details

Township: 31

Road Surface Type: Concrete

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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THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: OUTDOOR RESIDENCE RIV
RNCH INN & COT

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

Levels: One

Direction Faces: West

Foundation Details: Slab

Construction Materials: Frame, Wood Siding

Listing Terms: Cash

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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