



MARCH 7, 2019

Spring is a wonderful time to experience the Yakima River canyon!

Come visit us for a day of fishing, hiking, or even Easter or Mother's Day brunch and schedule a lodge tour.

To plan a tour, contact Steve Joyce - steve@redsflyshop.com



Canyon River Ranch Spring Incentives Event Starts Now! FREE Clackacraft Drift Boat!

Buy a 1/6 lodge share or a private cabin site. Receive a brand new Clackacraft drift boat. That's it – no strings attached! In a rush? No worries. Select from the boats we have in stock, or we *special* order a new “Clack” in your exact model and custom color. The more time you spend at Canyon River Ranch, the more time you will have to enjoy your new Clackacraft boat!



Catch the “509” to your next adventure!

River rafting, hiking, fly fishing, sporting clays, upland bird hunting, horseback riding, wineries - enough adventures to fill a lifetime - await you and your family each time you visit Canyon River Ranch, in the stunningly beautiful Yakima River Canyon. We have worked diligently to build a year-round library of recreation options designed to maximize your free time spent at and around Canyon River Ranch. We call this library the *509 Club*. Membership is included with ownership at Canyon River Ranch. Every *509 Club* outing is hosted by one of our professional staff. Can't attend? No problem! We follow up and provide detailed directions so you can take your family and experience the activity on your own.

www.canyonriver.net/ownership/ for additional details.

Contact Steve Joyce at 509-929-1803

CANYON RIVER RANCH SITE PLAN



We began this project in 2001, and are very proud of what it has become, and excited to complete the final sales phase. Since opening in 2009, Canyon River Ranch has become the premier Central Washington resort destination. In the end, with just 80 total owners (60 lodge shares and 20 cabins) Canyon River Ranch is a small community, really a club. The owners here are a special group of people who enjoy the peaceful solitude of the canyon, the amenities of the property, and the camaraderie of the community. We have private cabin sites and fractional interests in the lodge available for purchase.



Canyon River Ranch Cabin Sites

- Lot 12: \$330,000 - Riverfront
- Lot 16: \$190,000 - Tier 3
- Lot 14: \$215,000 - Tier 2
- Lot 18: \$199,000 - View lot – Middle
- Lot 19: \$199,000 - View lot - Middle
- Lot 20: \$199,000 - View lot – So. End
- Lot 13: \$250,000 - Tier 1 – No.End
- Lot 15: \$250,000 - Tier 1 – Middle

Cabin #5: \$998,800 - Custom 3 BR, 2.75 BA – **SOLD!!**



Canyon River Lodge Condos

- 2 Bedroom
- 2 Bathroom
- Full kitchen
- Living room, gas fireplace
- Private balcony
- Amazing river and cliff view
- 1/6th Share for \$99,000.00!

Lodge: Each 1/6 fractional unit receives the equivalent of 8 weeks usage per year. Those nights are yours to use, trade for other similar dates including using multiple units on the same night (for use options, Quarter 1 = Quarter 4; Quarter 2 = Quarter 3), or simply let the lodge know you

Quarter 3), or simply let the lodge know you won't be able to use them and try and rent them.



CURRENT INCENTIVES:

Buy a 1/6th lodge unit or a cabin site now and choose a **FREE** Clackcraft Drift Boat!

~OR~

Pick any (2) of the following: Ascension Bay trip, Christmas Island trip, Annual Bird membership, 1 year HOA dues credit.

Ownership Benefits at Canyon River Ranch:

- Less than 2 hours from home
- Nearly ½ mile of private river frontage with canyon views in all directions
- Onsite amenities include: pool, hot tub, private boat launches, campfire areas, riverfront beach and horseshoes, Red's Fly Shop services, and Canyon River Grill.
- Excellent weather with 300+ days of sunshine, only 7.5" precipitation, and shelter from the prevailing westerly wind
- Windmill free views
- Year round access
- Nearby activities: hiking, fishing, shooting, restaurant, store, gas, golf, boating, skiing, wine bar, shopping, hunting, public land
- Internet, campfire space, secure location, nearby neighbors, cell service
- Syrah vineyard with annual wine allocation



For More Information:
www.canyonriver.net/ownership/

Or Contact Steve Joyce, Broker
stevejoyce@windermere.com
509-929-1803 cell



Ellensburg

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