



MARCH 14, 2019

Spring Break At Canyon River Ranch

Make **Canyon River Ranch Lodge** your base camp for hiking, fly fishing, wildlife viewing, wine tasting and more as you explore the abundant activities that Eastern Washington offers. Within 2-hours of the lodge, is the wine country of the Lower Yakima Valley, the Cascades at Snoqualmie, Chinook Pass, Lake Chelan, Leavenworth, the Columbia River, and the Klickitat Valley. This radius offers an unlimited amount of excitement for you and your family to enjoy!

Here's our top 3 Spring picks Oak Creek Elk Feeding Station — *Happening Right Now!*

If getting up close and personal with thousands of Elk sounds like family fun, grab the camera, binoculars, warm clothes, and head this way. A supplemental winter-feeding program provides a unique opportunity to observe these majestic animals from a covered viewing deck or reserve a seat (donations welcomed) on a truck tour close to the feeding Elk. **Reservations call — 509-653-2390.** Daily feedings at 1:30pm. Visitor Center Hours: 9am-4pm.



Rattlesnake Dance Trail

Spectacular Yakima Canyon and river views are the highlight of this 2-mile hike for all levels, just 7 miles from the lodge. The well-worn trail (sans the rattlesnakes) gains about 1800 feet over the 2-mile climb. Hikers often see Mule Deer, soaring Bald Eagles and Big Horn Sheep. Plan about 2 hours RT at an athletic pace or linger a little longer at a more leisurely step.



Fishing the Yakima River and Beyond

Spring is a magical time when wild Yakima River Rainbows emerge from their winter slumber to snack on a smorgasbord of aquatic insects with really cool names like the Skwala Stone, March Brown and Mother's Day Caddis. Beyond the Yakima, the Basin and Quincy Lakes (only 60 minutes away) offer hard fighting Rainbows and Largemouth Bass. Want more options? — Head to the lower Yakima to chase the elusive Smallmouth Bass. With so many exciting choices, we're here to help you decide. Contact us today for your next **509 Adventure.**



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.

www.canyonriver.net/ownership/ for additional details.
Contact Steve Joyce at 509-929-1803

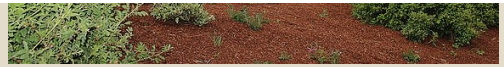




Canyon River Ranch Cabin Sites

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 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