



May 22, 2019

## Last Remaining Riverfront Cabin Sites!



The Yakima River canyon is one of the most sought after recreational destinations in Eastern Washington and **Canyon River Ranch** offers one of the most sought after locations for recreational property. Whether you are hiking scenic trails, viewing wildlife, floating or fly fishing the blue ribbon Yakima River, this area provides an abundance of public access amidst an arid and warm high desert setting.

Only two hours from Metro Seattle/Bellevue, **Canyon River Ranch** (CRR) is a special planned resort community featuring 20 cabin sites, a 10 condo suite lodge, Red's Fly Shop and Canyon River Grill. **Seven of these cabin sites have a riverfront location, and just two remain available today!**



CRR Cabin lots are site ready with water, power, septic, internet fiber, and phone lines all stubbed out. A senior water right is already procured through the Department of Ecology for domestic water use. **Canyon River Ranch** is a small community with no plans or options for expansion. Once sold out, it is complete. (You may still be able to rent a night in the lodge or a cabin, but only if the owners elect to rent their night instead of using it themselves).





**Are you interested in CRR, but not ready to build a cabin?** Check out our 1/6th fractional interest lodge offerings. For just \$99,000 these stunning 2 BR condos provide all of the amenities of premium riverfront recreation property at a fraction of the cost of buying and maintaining your own place.

**SCHEDULE a  
Tour Today!**

**DISCOVER  
Ownership  
Opportunities**

## Did you know?

The Yakima canyon was designated as a Wild and Scenic corridor by governor Dan Evans in 1973 and is listed in Washington's Top 10 Drives. Only a few small areas of development exist along this corridor, which makes Canyon River Ranch all the more special and limited. With a history dating back to the 1930's when it was a dance hall and restaurant known as the Lattice Inn, this property has been a place where wayfaring travelers could take a break and enjoy the canyon setting.



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/](http://www.canyonriver.net/ownership/) for additional details.**  
**Contact Steve Joyce at 509-929-1803**





### Canyon River Ranch Cabin Sites

Site #1: \$330,000 Riverfront Middle  
Site #10: **SOLD!** Spring 2019 construction  
Site #11: **SOLD!** Under construction  
Site #12: \$330,000 Riverfront North  
Site #13: \$250,000 Riverside Level 2  
Site #14: \$250,000 Riverside Level 2  
Site #15: \$230,000 Riverside Level 3  
Site #16: \$215,000 Riverside Level 4

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

**Ask about other sites with view of river,  
canyon and vineyard.**

### 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.



For More Information:  
[www.canyonriver.net/ownership/](http://www.canyonriver.net/ownership/)

Or Contact Steve Joyce, Broker  
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