

June 6, 2019

Only a Limited Number of Homesites Remain!

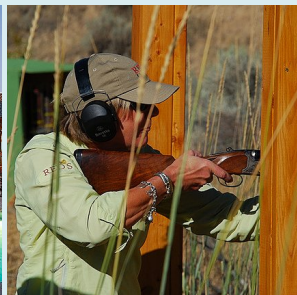
In a time of high-demand for recreational and riverfront property, final buildout is underway at Canyon River Ranch. **Only six cabin sites, including two riverfront locations, remain!** All are site ready with water, power, septic, internet fiber, and phone lines. A senior water right is already procured through the Department of Ecology for domestic water use.

Schedule a tour or email for more information



Comfort, Convenience and Enjoyment for Everyone

Ownership amenities at Canyon River Ranch abound! Outdoor pool, hot tub, hiking trails, private label Syrah, fly fishing, sporting clays, boat launch, campfire areas, horseshoe pits, gourmet dining and shopping at Canyon River Grill and Red's Fly Shop are all yours to enjoy. Add to the list, Yakima Valley Wine tours, concerts at the Gorge, and an abundance of public access to the wild and scenic Yakima Canyon, its easy to see why Canyon River Ranch is one of the most sought after resort destinations in sun drenched Central Washington.



"It's hard to pick a favorite time to be at the Ranch. Spring and fall offer beautiful scenery and wildlife and the summer sun feels so nice. The peace and tranquility during winter may be the best."

~ Karen Bocz, CRR owner



SCHEDULE a
Tour Today!

DISCOVER
Ownership
Opportunities

Interested in ownership but not ready to build a cabin?

We offer 1/6 fractional interest lodge offerings. For just \$99,000, these stunning 2 BR condo-style suites, provide all of the amenities of premium riverfront recreation property at a fraction of the cost of buying and maintaining your own place.



"I really look forward to spending family time together, and the high speed internet service enables me to set up shop and work from there once in a while, too. It's a pretty special place when spending time working feels like you're on vacation."

~ Scott Nelson, CRR Owner

Did you know?

Ever dream of owning your own vineyard? Ownership at Canyon River Ranch includes exactly that! Established in 2007, the first bottling of full-bodied Syrah grapes, happened in 2009. ***"The orientation of our vineyard to summer sun and drainage is perfect. This translates into consistently high quality fruit and a very nice wine. Canyon River Ranch owners look forward to their annual wine distribution,"*** states Ray Sansidge, acclaimed Washington State Syrah winemaker. Our label release is an accurate summary of our owners and guests experience when they arrive. The stress goes away and smiles set in.



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.

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/

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



Ellensburg