

Property & Infrastructure Improvements

Please see below for a summary of key property improvements and features. This is not an exhaustive list, but it provides a strong snapshot of the infrastructure, development potential, and value-added upgrades already in place—making this a strong opportunity for RV park investors and owner-operators.

Infrastructure & Development Highlights

- 40 roughed-in RV spaces with significant future income potential
- CUP approval for up to 72 total RV units
- One well has been approved to supply the full 72-unit RV park
- Each home has its own well, power meter, and septic system
- Both manufactured homes are on block foundations
- Separate office/manager's quarters for on-site operations
- Perimeter road/firebreak
- Partially fenced perimeter
- Sub-fenced main residence
- Large multi-run poultry coop
- Large greenhouse with powder-coated planting boxes (interior and exterior)
- Custom landscaping and rockwork

The property offers excellent expansion potential with major infrastructure already in place, reducing future development costs and creating a clear path for increased revenue.

Main Residence Improvements (Completed 06/2022 – 06/2023)

Exterior Upgrades

- All new custom Pella windows
- New exterior vapor barrier, siding, and trim
- Valspar Duramax exterior paint

Complete Interior Remodel

- New waterproof luxury vinyl plank flooring throughout
- All new interior doors
- New interior trim and baseboards
- Fresh Valspar interior paint throughout

Kitchen Improvements

- New Denver hickory cabinets
- Tile backsplash

- Samsung SmartThings stainless Bluetooth glass top electric range
- Samsung stainless over-range large capacity microwave with hood vent
- Whirlpool high-efficiency dishwasher
- Karran quartz kitchen sink
- All new Moen faucets

Bathroom Upgrades

- New Kohler toilets
- New bathroom vanities with marble countertops
- New Portofino vanity lights
- New guest bath shower package
- Moen shower packages throughout

Mechanical & Electrical

- New water heater
 - All new electrical outlets, light switches, and covers
 - All new LED lighting throughout
 - New smoke and CO2 detectors
 - Main residence includes a factory-installed wood-burning fireplace for heating
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Included Appliances

In addition to the new appliances listed above, the following will convey with the sale:

- Newer Kenmore French door stainless refrigerator
- Matching LG Smart washer and dryer set

This property combines immediate usability, strong infrastructure, and long-term development upside—positioning it as a rare investment opportunity in a highly desirable recreational market.
