

RIVERLAND, INC.  
 3500 S. Kanner Highway Office  
 Stuart, Florida 34994  
 OFFICE: (772) 287-8811 - FAX: (772) 287-2102  
 riverlandin@comcast.net  
 www.riverlandstuart.com

## HOMES FOR SALE

STREET	LOT	NAME	TYPE	PHONE	PRICE
1	3	Moccia	Single	<b>By Owner: MUST SEE</b> Completely Remodeled 1BDRM/1Bath, Beautiful Inside & Out, Includes Large Outdoor Living Space w/Gazebo, Outdoor Furniture, Turn-key	\$75,000.00 Helene 610-506-3936
1	7	Vanlier	Single	<b>By Owner:</b> Furnished, Remodeled Kitchen, 2 Full Baths, 1BDRM, Patio, Florida + a Separate Patio, Office /Utility Rm. Carpet needed in LVRM	\$65,000.00 Paul 856-358-3797 Joyce 609-238-0162
3	51	Levi	Single w/addition	<b>By Realtor:</b> 2 BDRM, 1 ½ Bath, All Laminate Floors, Open Floor Concept, Excellent Condition	\$60,000.00 T3 Realty Brett Voorhees: 561-781-4403
5	85	Reid	Single	<b>By Owner:</b> 1 BDRM, 1 Bath Mobile Home in Need of Work	\$43,500.00 Brenda: 518-423-8668 Tom: 518-423-8885
5	91	Hadland	Single	<b>By Owner:</b> 2 BDRM, 2 Full Baths 1 w/shower & 1 w/tub, Kitchen w/eat @ counter, Roomy Dining Area, LVGRM w/separate Den, shed w/laundry room & storage, Central A/C & Heat. Has addition with open area concept. <b>Completely Furnished</b>	\$90,000.00 Brenda / Tom: 518-423-8885 Laura 404-983-7320
6	98	Johnston	Double	<b>BY OWNER:</b> 2 BDRM, 2 FULL Bath, Newly Remodeled, New Major Appliances, Top of the Line, Entire Home Drywalled & New Tile, Bathrooms Remodeled, Beautiful Sunroom, Fully Furnished, Move-In Ready, Across from Pool.	\$142,500.00 Becki Johnston 561-531-3969
6	99	Curtis	Single w/additions	<b>By Owner:</b> 2 BDRM, 2 Bath, Master BDRM 13x20, Open Concept, Livingroom, Dining room, Kitchen Indoor Laundry, Nice Sunroom, Major Appliances New in 2017, New Heat Pump Motor 2018 & Vinyl Flooring in 2018, Near Pool & Clubhouse, Furnished & Ready to Move In.	\$118,000.00 Tom: 518-423-8885 Brenda: 518-424-8668

**One owner must be 55 years of age.**

**Ownership Only – NO RENTALS, NO MOTORCYCLES, NO PETS**

If the above rules are met, there is additional information available during office hours:

Monday thru Friday 10 a.m. to 2 p.m.

Amenities: Swimming pool, Shuffleboard courts, Exercise room, Marina, Clubhouse with many activities for access to the HOME FOR SALE – please contact the telephone number listed above.

*(SEE REVERSE SIDE)*

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## RIVERLAND MOBILE HOME PARK

Riverland, Inc. is a Cooperative community consisting of 188 units. Each shareholder leases a lot and owns the home. A Shareholder owns 4.25532% of Riverland, Inc. Riverland, Inc. is an approved community for persons 55 years of age and older. Children under eighteen are welcome for visits only, no pets are allowed.

The current maintenance fee is \$275.00 a month, collected by EFT (Electronic Funds Transfer). The maintenance fee covers, water, sewage, basic cable, lawn care, recycling, garbage collection and payment for a loan on the property. Also included is the maintenance of the common property such as the clubhouse, swimming pool, shuffleboard courts, health club and the marina.

Riverland, Inc. has a private marina with boat slips available by assignment to shareholders only. Proof of registration and insurance is required. The monthly regular slip (23' and under) assessment is based on the length of the boat at \$1.50 per foot plus sales tax (6.5%). The monthly premium slip (23' and over) assessment is based on the length of the boat at \$2.25 per foot plus sales tax (6.5%). The marina is located on the South Fork of the St. Lucie River and has access to the ocean and Intercostal Waterway. Boat trailer storage is offered at no additional fee.

The Riverland, Inc. office does not act as an agent in the selling of any home. The shareholder sells the homes privately and all financial arrangements are made with the owner. Before closing on purchase of home, prospective Shareholders must complete an application, a background check, be approved by an interview committee and the Board of Directors. For our residents' convenience, a non-inclusive list of properties for sale is maintained in the office

There are currently seven members on the Board of Directors, all of whom are Shareholders of the park. The Board of Directors is elected on staggered two-year terms at the Annual Meeting of Shareholders, held on the third Friday of February.