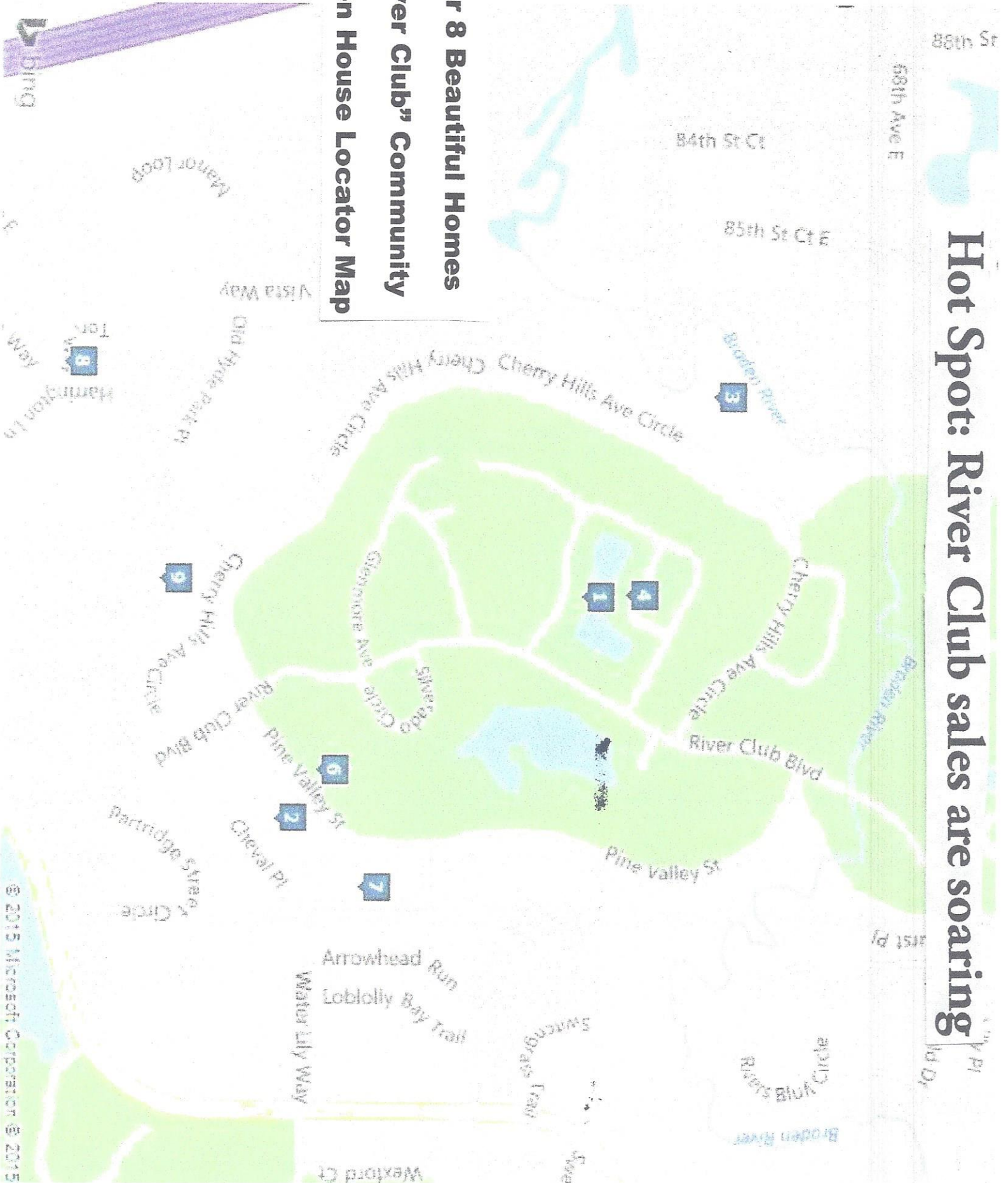


Hot Spot: River Club sales are soaring

Tour 8 Beautiful Homes
"River Club" Community
Open House Locator Map



Team Moody, Richard and Yvonne Moody, ...

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www.riverclubgc.com

Hot Spot: River Club sales are soaring

River Club is an estate single family home community, featuring some of the most prestigious addresses west of I-75.

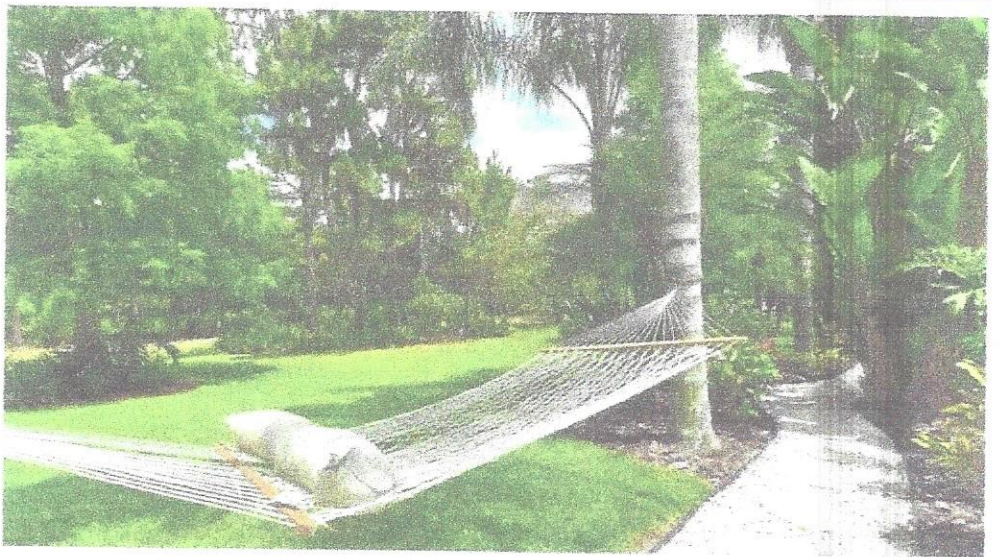
Development began in the late 90's with large estate home sites and custom homes surrounding the challenging Ron Garl designed 18 hole golf course, with many homes backing up to the Braden River. Estate homes vary in size from 2,000 square feet to over 7,000 square feet. More recently, maintenance free villas were added.

Located in Manatee County, this fantastic location is surrounded by Lakewood Ranch, with quick access to University Parkway, State Road 70 and I-75. The community is just minutes from fine dining, shopping and Gulf area beaches. Yet, when you visit an estate home in River Club you feel miles away from everything.

The Braden River (City of Bradenton's drinking water source) meanders through River Club, offering boating water and access to Ward Lake, Jigg's Landing and Florida's iconic Linger Lodge restaurant. Boat docks are permitted on certain waterfront home sites and some home sites exceed two acres in size.

A nationally recognized community, River Club was designed to preserve Florida's natural surroundings and beauty with A-rated schools, attractive, low HOA fees (\$775 annually), and no CDDs. Membership to The River Club Golf Course is optional.

USA Today reported, "The River Club has 18 holes that play over 7,026 yards with a par 72. Though it is a single course, it is made up of two distinctive nines with mounding at the front of the fairways and dense woods at the rear".



River Club home sales have been soaring this past year, as MLS sales records indicate over 50 homes sold with 12 pending and 16 active (as of July 2015) with prices ranging from \$200,000+ to over \$1 million.

It is no wonder River Club is one of the hottest established communities in South West Florida. **Editor's Note:** This Neighborhood profile was prepared by Richard and Yvonne Moody of RE/MAX Alliance Group. If you are familiar with a unique, interesting neighborhood in Sarasota or Manatee counties, or are working a market that is currently in demand, let us know!

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