

Two Adjoining Lots



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PO Box 634
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4 Spruce / 49 Blue Sky Pendaries RV Park, Rociada, NM 87742

- » MLS #: 20224746 & 20224747
- » Other
- » Lot 46 1.6 Acres; Pad, Paver Patio, Finished Shed, Trex Deck
- » Lot 49 1.32 Acres; Pad, Paver Patio, Small Shed
- » More Info: Lots4446PendariesRVPark.IsForSale.com

MORE INFO

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Two wooded RV lots located within the Pendaries RV Park. Conveniently located toward the front of the community. Listing is for LOTS ONLY and does not include the RV, golf cart, or horse trailer currently on the property. Lot 46 has a nice large trex deck and paver patio area. Includes large finished shed with electricity and loft. Lot 44 has a paver patio, gravel RV pad, and small shed. These listings are for deeded property not a long term lease. There is no HOA, but there are minimal annual assessments and community covenants. Annual assessments cover community water, sewer, seasonal road maintenance, and daily trash collection (with county permit) during the season. Pendaries RV is a gated community. Amenities are in operation generally May 15 - Oct 15 however owners do have year round access. Lot 46 is priced at \$75,000, Lot 44 is priced at \$65,000 or both lots can be purchased together for additional space for \$135,000. Local WiFi is available as well as cell service with some carriers. Beautiful community with lots of seasonal activities. Must see to appreciate.

This community was part of the Hermit's Peak/Calf Canyon Wildfire. This lot was unaffected by the fire directly, but there were properties and tree loss within the community. Community water is still non-potable but is in the process of being re-certified by the state. There can be flooding issues within the surrounding area, but it is still a beautiful area and desirable community for seasonal living.

