

 Canyon River Ranch 1/6 Lodge Share HOA Dues

**Amount: $295 per month**

Includes: Electricity

 Water/ Irrigation

 Septic

 Garbage

 Grounds/ Landscaping

 Pool/ Hot tub

 Housekeeping for common area and nightly suite use

 TV/ Wifi

 Furniture/ fixture upkeep and replacement

 Fire protection contract

 Liability and replacement insurance

 Telephone

 Vineyard operations and wine production

Not included: Annual property taxes which cost approximately $1200 per year/ 1/6th share.