

EMERALD POINTE RV RESORT PROPERTY RE-SALE LIST

Listings also available at WWW.EMERALDPOINTERVRESORT.COM

January 21, 2019

NOTE: ANY LOT DISPLAYING AN EMERALD  IN THEIR WINDOW IS FOR SALE.

Lot #	Lot # Address	Contact Name	Telephone Number	Price	Notes/E-Mail
LOTS FOR CLASS "A" ONLY WITH LANAIS OR AVAILABLE TO BUILD LANAIS					
240	3532 Peridot	Terry/Kim Evans	706-836-2740/706-825-8911 kimg274@aol.com	\$60,000	Full bath, Tub,Sink,Toilet
243	3520 Peridot	Richard/Marilyn Jirousek	703-328-4665/703-451-5194 gng44@verizon.net	\$67,000	Full Bath, Ref, W/D Multipurpose Rm, Pavers, Storage
245	3512 Peridot	Baxter/Mae McPherson	SALE PENDING	\$106,000	With 2000 Country Coach Affinity, Lanai W/1/2 Bath, W/D, Utility Room, (Without Coach \$49,900)
256	3507 Tourmaline	Jim,Patty LeFaivre	443-789-1704 sunhappygirl@msn.com	\$65,000	Full Bath, W/D Fully Furn, Optional Tiki Bar & Golf Car
257	3511 Tourmaline	Shae Baddour	603-661-0887	\$72,900	full bath, Furnished, pavers
263	3535 Tourmaline	Darla Lamberson	863-899-7565 darlalamb@live.com	\$42,500	Shed W/W/D Hookup
264	3539 Tourmaline	Robert Weeks	863-229-9323 (cell)	\$55,000	Bath w/shower W/D hookup
267	3540 Tourmaline	Eddie/Jane Barrett	813-476-1973 / 813-476-1971	\$75,000	Paint Dr W/pavers, W/D, Furn, A/C
268	3536 Tourmaline	Paul/Norma Beattie	267-230-2599 norma.d.beattie@gmail.com	\$42,000	12X42 Raised Pad W/ Plumbing Embedded
272	3520 Tourmaline	Jack/Judy Pechaski	802-461-5531 ticklenakd6@gmail.com	\$69,900	Full Furn. Full Bath. Washer, Scr Rm, Painted Lot
274	3512 Tourmaline	Judith Kenney	724-735-4365 / 724-462-0567(cell)	\$67,900	Price Reduced
275	3508 Tourmaline	Craig/Candice Devlin	517-281-2773	\$45,000	
285	3426 Tourmaline	Sue Bartholomew	813-716-8699 cgs-sue@outlook.com	\$65,000	Furn, Kit., Bath Rm, W/D, Scr Rm, Storage Rm
286	3422 Tourmaline	Jim Ferguson	613-794-5248 jimfergusoncartage@hotmail.com	\$72,500	Fully Furn. W/D Full Bath Room
291	3415 Pyrite	Curtis/Dawn Byer	416-520-1535	\$89,000obo	Fully Furn, W/D, 55" TV, Dining, Living, Bath Rm.
296	3433 Pyrite	Paul/Mary Wilcox	813-541-0220/315-523-1900 pwoldie@gmail.com	\$95,000	Fully Furn, Scr/Rm, Workshop/Storage Oak Kitchen
300	3447 Pyrite	Frances/Ralph Votrian	813-838-5458 franann207@gmail.com	\$70,000	Scr Porch, Full Bath & W/D, New Roof & A/C , Painted PAD
310	3537 Pyrite	Neil Palmer	901-486-0314 cptramjet@yahoo.com	\$44,000	Building Foundation W/Utilities embedded
LOTS FOR ANY RV (NO TRUCK CAMPERS OR TENTS) AVAILABLE TO BUILD LANAI OR PARK MODEL					
13	3520 Aquamarine	Randy Chevalier	519-359-4690 / 519-682-2264 chevalierfinancial@cogeco.net	\$139,900	Lot Included with Park Model On Lot 12 for privacy or future development
12	3524 Aquamarine	Randy Chevalier	519-359-4690 / 519-682-2264 chevalierfinancial@cogeco.net		1 Bdrm, 1 Bath, Sun Room, Most furnishings included
28	3414 Malachite	Bugden, Kevin/Lynn	289-679-0377 / 813-715-0975 lynnbugden@gmail.com	\$89,900	Fully Furn Lanai, 1 Bath, 55"TV, Wet Bar, Storage Rm, Pavers
89	3517 Aquamarine	McMickle, Terry	404-683-2717	CALL	Rent w/Opt to Buy
91	3525 Aquamarine	Bosch, Carl	803-730-7259 bosch.carl@gmail.com	\$46,000	Lot W/Shed, Electric, W/D Toilet Deep Sink
94	3537 Aquamarine	Stu Gingell	SALE PENDING	\$46,000	Electric, Washer, Toilet
95	3541 Aquamarine	Stu Gingell	810-441-4360 sg7411@aol.com	\$46,000	Electric in Shed, Corner Lot
128	3528 Malachite	Richard Charron	813-508-3586 charronrichard@outlook.com	\$125,000	Fully Furn.
138	3442 Malachite	Buck/Mary Ann Winslow	704-616-0223	\$50,000obo	New washer/dryer in shed
141	3430 Malachite	Tom Caudle	RECENTLY SOLD		Shed 8'x16' W/TV Rm, AC & Ref., Pavers, Potted Flowers, charcoal & gas grill included, Homestead Taxes \$278/yr
237	3539 Peridot	Barbara Troutt	RECENTLY SOLD		Corner Lot, Utility Rm, Scr Rm, W/D Hookups
LOTS WITH PORTS OR AVAILABLE TO BUILD AN RV PORT (NO TRUCK CAMPERS OR TENTS)					

Lot #	Lot # Address	Contact Name	Telephone Number	Price	Notes/E-Mail
42	3333 Malachite	Tim/Carolyn O'Connor	RECENTLY SOLD		all appliances included, W/D Stove & Refrig
145	3439 Malachite	Joseph Wappman	352-796-3324 / 352-293-5291 (cell)	\$105,000	all appliances included
152	3513 Malachite	Ed Tewmey	812-621-0207	\$165,000	With Monaco 2002 Executive Motor Home, (Without Motor Home \$75,000)
160	39525 Quartz	John W Pesavento	317-459-8296 jwpesavento@gmail.com	\$130,000	Furn. Upstairs BDRM, 2012 5 th Wheel Included
162	39533 Quartz	Tanya Holman	813-469-2335	\$85,900	Insulated, Appl, W/D, Bedroom w/walk in closet
168	39633 Quartz	Marie Wheeler	401-206-6193 wheeler.marie@gmail.com	\$120,000	1 ½ Baths, BDR, Full Kit., Painted Pad, Pavers, Motivated
204	39725 Amethyst	Barry Thacker	757-777-6518 bthackerone@gmail.com	\$145,900	L/RM, Full Bath, Breakfast RM, W/D, Scr RM, W/5 th Wheel RV, on cul-de-sac (Without 5th Wheel \$125,000)
205	39720 Amethyst	Larry/Betty Jackson	260-499-1210 / 260-499-1327	\$82,500	L Shape XL Lot, 70'X30' Pad
LOTS WITH EXISTING PARK MODELS					
12	3524 Aquamarine	Randy Chevalier	519-359-4690 / 519-682-2264 chevalierfinancial@cogeco.net	\$139,900	1 Bdrm, 1 Bath, Sun Room, Most furnishings included
13	3520 Aquamarine	Randy Chevalier	519-359-4690 / 519-682-2264 chevalierfinancial@cogeco.net		Lot Included with Park Model On Lot 12 for privacy or future development
22	39628 Amethyst	Dianne Buynink	RECENTLY SOLD		Fully Furn, 1 TV, 2 Bed Rms, 2 Baths, W/D, D/W, L/Rm, D/Rm, Storage Rm, AC New 2017, New Windows 2018., 2 Decks
46	3349 Malachite	Rhonda Potts	RECENTLY SOLD		1 ½ Lots, W/D, 1 ½ Bath, New AC Unit
65	3505 Beryl	Ron/Diann Rogers	SALE PENDING	\$184,300	2 Bdrm, 1½ Bath, New 2015, Kraft Maid Cabinets, Granite Counters, All Appliances, Storage Rm.
115	3445 Alabaster	Don/Adrienne Cheatham	906-367-6980 lakemarymi@icloud.com	\$150,000	1 Bdrm, 1 Bath, Fully Furn, W/D, PM New 2015 Shed W/Workshop New 2016
124	3527 Alabaster	Helen Drudi	SALE PENDING	\$70,000	1 Bdrm, 1 Bath, Lge Lanai, Pavers, New W/H, A/C / Roof 6Yrs Old
137	3446 Malachite	Michael Davignon	RECENTLY SOLD		Full/Furn. 1Bdrm, 2Bath, W/D, Porch, Negotiable
139	3438 Malachite	Lisa Carlson	SALE PENDING	\$74,500	Fully Furn. Roof New 2017 30yr warr, AC, 2012 10yr warr.
LOTS WITH COTTAGES					

FOR INFORMATION REGARDING THE ABOVE LISTINGS, PLEASE CONTACT THE PROPERTY OWNER DIRECTLY, THE POA OFFICE

ALSO HAS SALES INFORMATION OR YOU MAY CONTACT RICH FRASCONI, 3452 Pyrite Dr., 813-679-8058 – email - rfrascone@aol.com

Seller is responsible for transferring governing documents, gate clicker and mail box keys to new owners. EPPOA not responsible for typo errors.

Updated

01/21/19

NOTE: WE ARE A PET FRIENDLY PARK, HOWEVER, THERE IS A LIMIT OF TWO (2) PETS PER LOT AND NO AGGRESSIVE BREEDS.

NOTE: ONLY ONE (1) RV IS PERMITTED ON A LOT. FLORIDA STATUTE CLASSIFIES A PARK MODEL AS AN RV THEREFORE YOU CAN NOT HAVE A LOT WITH A PARK MODEL AND ALSO HAVE AN RV ON IT.

NOTE: EMERALD POINTE RV RESORTS CC&R'S, BY LAWS AND RULES AND REGULATIONS CAN BE VIEWED ON OUR WEBSITE

WWW.EMERALDPOINTERVRESORT.COM