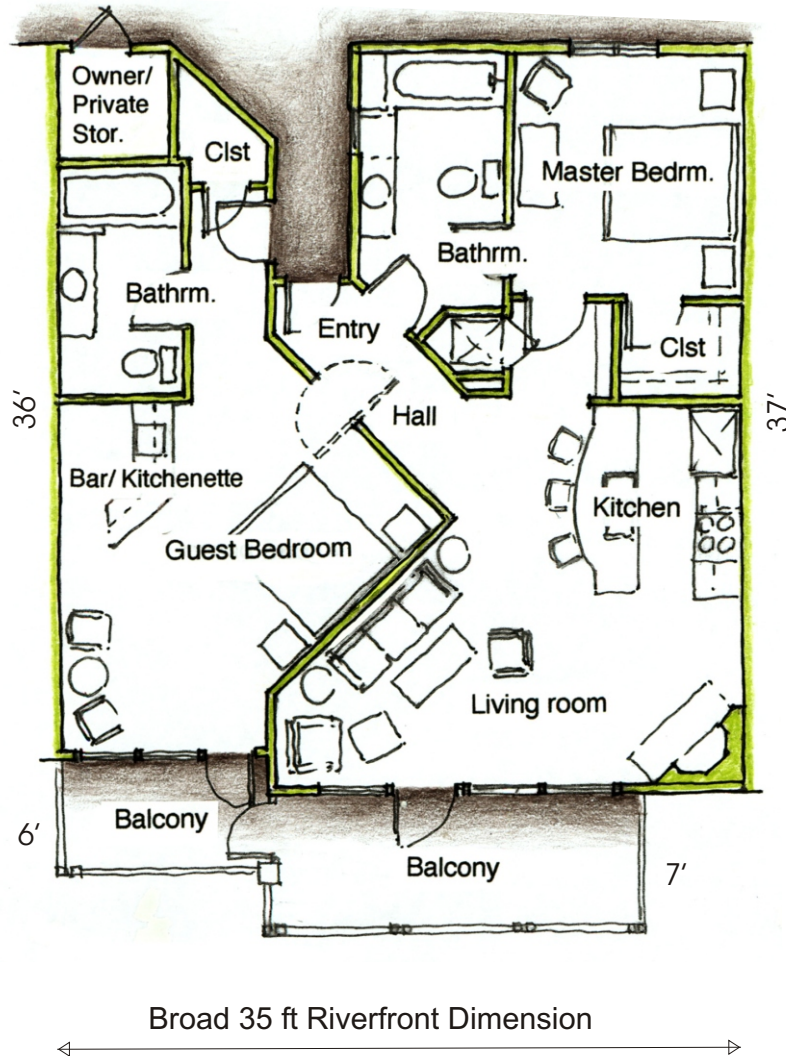


VH  
*The Van Horn River Lodge  
 at Gruene*

*A Rare Design*



**“The Encino”**

- 1240 s.f. Living Area  
 190 s.f. Balconies  
 1430 s.f. Total Area
- **This unit has an unusually large riverfront dimension of 35 feet.**
- **There are two king sized bedrooms**, each with private bath, a spacious living room with rock fireplace, and 8 ft. tall, solid glass windows and doors (to the river), full kitchen, and large closets including one for washer/dryer and another for owner's private storage and water toys. The guest bedroom has been specially designed to receive two queen beds in place of the king, if desired.
- **Finishes include wood floors**, granite counters, custom home lighting and fixtures, garden tubs, high end appliances, stained wood cabinetry built-ins and trim, and three locations "flat screen TV ready", including one over the fireplace.
- **A unique rental and privacy feature** is found in this "dual access/lock-out" plan that allows for a spacious 2 bedroom 2 bath condo that sleeps up to 8 (with sleeper/sofa); or (converts) to two private, large 1 bedroom 1 bath units with separate access. One of the private 1 bedroom units would have the full kitchen and living areas and the other private 1 bedroom unit would have a bar and kitchenette. There is a door/gate that allows two separate balconies for the privately separated 1 bedroom units or (when opened) one very large balcony that serves the spacious, inclusive 2 bedroom, main unit.
- Pricing:  
 The Encino (1st and 2nd floor units)      \$385,000  
 The Grand Encino (3rd floor, vaulted units)      \$395,000

“The Encino”  
 Building A and B  
 Ted Alexander Interests 2008