

January 19, 2022

MOTORCOACH COUNTRY CLUB

LOT SALES CATALOG



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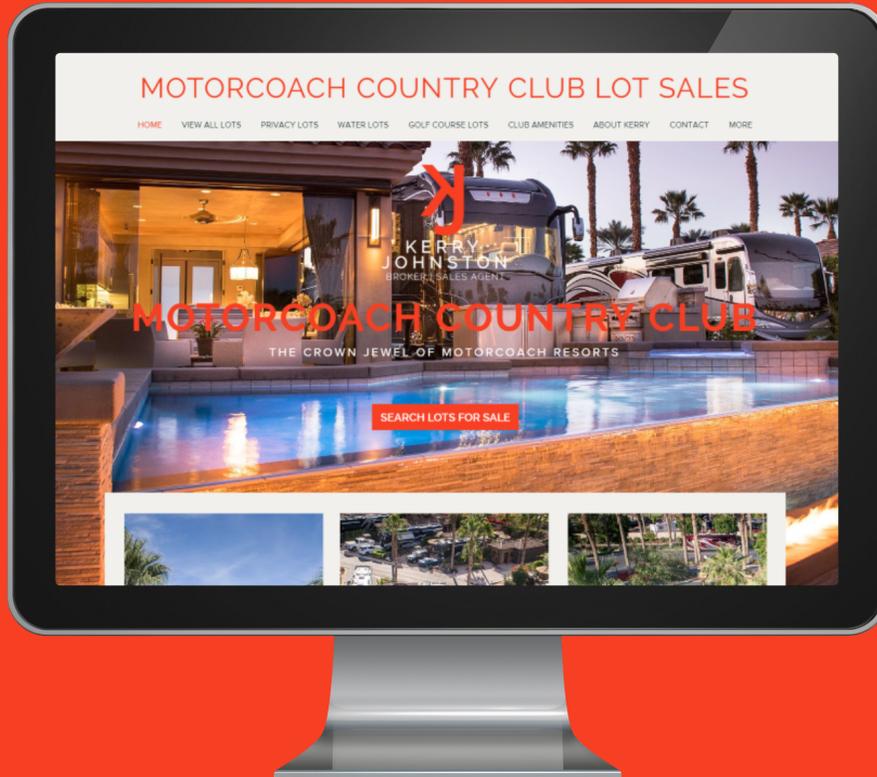
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Visit

www.motorcoachlotsales.com

for photos and lot details for all
lots currently available.



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POOL LOTS



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ATTENTION

CURRENT HOMEOWNERS, PROSPECTIVE PURCHASERS AND REAL ESTATE BROKERS/ AGENTS:

Please be advised that the governing documents for Motorcoach Country Club Property Owners Association, Inc. have changed.

If you are buying or selling a Lot at Motorcoach there are new leasing restrictions. Effective August 1, 2017, Tenants may only lease within the Association for a maximum of thirty (30) cumulative days each "Lease Year" (August 1 to July 31). This is binding upon Owners who purchase a Lot on or After August 1, 2017. Before selling or buying a Lot, be sure to acquaint yourself with our conditions and restrictions.

For more information, refer to the First Amendment to the First Restated Declaration of Covenants, Conditions and Restrictions.

RECENT

SOLD

- LOT 364 PRIVACY DEVELOPED
- LOT 327 WATER UNDEVELOPED
- LOT 114 GOLF DEVELOPED
- LOT 85 WATER DEVELOPED
- LOT 84 WATER DEVELOPED
- LOT 288 PRIVACY DEVELOPED
- LOT 207 WATER DEVELOPED
- LOT 154 GOLF DEVELOPED
- LOT 104 WATER DEVELOPED
- LOT 59 PRIVACY DEVELOPED
- LOT 56 PRIVACY DEVELOPED
- LOT 399 PRIVACY DEVELOPED
- LOT 388 PRIVACY UNDEVELOPED
- LOT 96 WATER DEVELOPED
- LOT 394 PRIVACY DEVELOPED
- LOT 303 WATER DEVELOPED
- LOT 199 WATER UNDEVELOPED
- LOT 177 GOLF DEVELOPED
- LOT 112 GOLF DEVELOPED
- LOT 106 WATER DEVELOPED
- LOT 100 WATER DEVELOPED
- LOT 46 PRIVACY DEVELOPED
- LOT 26 PRIVACY UNDEVELOPED
- LOT 317 WATER DEVELOPED
- LOT 202 WATER DEVELOPED
- LOT 31 PRIVACY DEVELOPED
- LOT 362 PRIVACY UNDEVELOPED
- LOT 382 PRIVACY DEVELOPED
- LOT 350 PRIVACY DEVELOPED
- LOT 338 WATER DEVELOPED
- LOT 205 WATER DEVELOPED
- LOT 40 PRIVACY DEVELOPED
- LOT 343 PRIVACY DEVELOPED
- LOT 272 PRIVACY DEVELOPED
- LOT 293 PRIVACY UNDEVELOPED

UPDATES

RECENTLY LISTED

- | | | |
|---------|-------------------|-----------|
| LOT 331 | WATER DEVELOPED | \$374,900 |
| LOT 301 | WATER DEVELOPED | \$579,900 |
| LOT 19 | PRIVACY DEVELOPED | \$165,000 |
| LOT 5 | PRIVACY DEVELOPED | \$159,900 |
| LOT 304 | WATER DEVELOPED | \$425,000 |
| LOT 134 | GOLF DEVELOPED | \$399,900 |
| LOT 27 | PRIVACY DEVELOPED | \$239,900 |
| LOT 348 | PRIVACY DEVELOPED | \$695,000 |
| LOT 341 | WATER DEVELOPED | \$869,900 |
| LOT 391 | PRIVACY DEVELOPED | \$125,500 |
| LOT 45 | PRIVACY DEVELOPED | \$184,900 |
| LOT 150 | WATER DEVELOPED | \$635,000 |
| LOT 123 | GOLF DEVELOPED | \$550,000 |
| LOT 10 | PRIVACY DEVELOPED | \$575,000 |
| LOT 1 | PRIVACY DEVELOPED | \$169,900 |

UNDER CONTRACT

- LOT 256 PRIVACY UNDEVELOPED
- LOT 294 PRIVACY UNDEVELOPED
- LOT 308 WATER DEVELOPED
- LOT 202 WATER DEVELOPED
- LOT 295 PRIVACY DEVELOPED
- LOT 23 PRIVACY UNDEVELOPED
- LOT 150 WATER DEVELOPED
- LOT 204 WATER DEVELOPED
- LOT 297 PRIVACY UNDEVELOPED
- LOT 389 PRIVACY UNDEVELOPED
- LOT 391 PRIVACY UNDEVELOPED
- LOT 113 GOLF UNDEVELOPED
- LOT 172 GOLF DEVELOPED
- LOT 226 WATER DEVELOPED
- LOT 304 WATER DEVELOPED
- LOT 341 WATER DEVELOPED

PRIVACY UNDEVELOPED LOTS

- LOT 26- UNDER CONTRACT** **\$114,900**
JUST LISTED! More details coming soon. See Kerry for more information
- LOT 68** **\$110,000**
Located on the south wall. This is one of a handful of undeveloped lots left for sale. Do your own buildout.
- LOT 256- UNDER CONTRACT** **\$110,000**
Ready to develop on the south wall, this lot has trees to the rear of the lot and gets afternoon shade on the patio.
- LOT 294- UNDER CONTRACT** **\$95,000**
JUST LISTED! More details coming soon. See Kerry for more information
- LOT 297- UNDER CONTRACT** **\$84,900**
Located close to the entrance and not far from the Club. This lot is ready to build on.
- LOT 389- UNDER CONTRACT** **\$115,000**
This lot is on the quiet south wall. Mountain views from the back patio with a wall and gate out front for your pets.
- LOT 391- UNDER CONTRACT** **\$125,500**
JUST LISTED! More details coming soon. See Kerry for more information

PRIVACY DEVELOPED LOTS

- LOT 1** **\$169,900**
Lot # 1 is a large oversized private lot in a great location. Rear stamped stained concrete sitting area with built in propane fireplace and tv. Rear yard privacy with soothing sounds of entry waterfall and pond fountain sounds in the background. Minutes from clubhouse, pool, tennis courts and fitness room. Directly across from putting green. Casita with 18" x 18" floor tile, granite tile countertop base cabinets with stainless steel sink, built in undercounter refrigerator and icemaker, opening doors over countertop to create a passthrough area from casita to outdoor area. Granite tile shower surround and wainscot in restroom with pedestal sink and toilet. Wall mounted air conditioning unit. Lush landscaping with low voltage night lighting. Color coated textured driveway. Canterra stone water fountain with lions head on front of casita. Beautiful mountain views. 2 outdoor storage boxes & misc. furniture. No neighbors to the west side. Note: Bus also available for sale on separate bill of sale.
- LOT 5** **\$159,900**
JUST LISTED! More details coming soon. See Kerry for more information
- LOT 10** **\$525,000**
Beautifully tiled throughout, this is one of the few large (pie-shaped) lots available. The casita with murphy bed, bathroom/ shower, opens up to a BBQ area next to a 600 sq. ft shade structure. The fully enclosed with glass shade structure has beautiful granite counters, great kitchen, bar stools and oven and refrigerator. The living room area has TV that rises out of the granite counters and has sliders that open on two sides out to the backyard. The backyard is gated (awesome for dogs) and has a fire pit, pool and spa. This lot is close to the entrance and the club and looks into the common area circle with fruit trees and color water feature.
- LOT 19** **\$165,000**
JUST LISTED! More details coming soon. See Kerry for more information
- LOT 27** **\$239,900**
Beautiful privacy lot with amazing landscaping. Everything on this lot is either new or remodeled. The hot tub is new from January 2022, the kitchen Island was built in April 2021, and the Casita was remodeled during fall 2021 with

new tile, brand new sliding door and new AC. The landscape provides a unique ambiance and will give you the feel of a little peaceful area in Italy. The Island has a Kamado grill for perfect steaks, and the hot tub is surrounded by beautiful tile. The vegetation, still young, is bringing depth and volume to the area, and once fully grown, the ambiance will be among the best at the MCC. Lighting at night is delicate, with new lighting equipment and the olive trees are showing their beauty. The firepit up front is providing heat and opportunities to meet new people. Just back up and enjoy the place.

LOT 30 **\$249,900**
JUST LISTED! More details coming soon. See Kerry for more information.

LOT 45 **\$184,900**
Perfect location to the pool/spa and directly across from the boat launch. This lot is perfectly situated on the west wall and has a natural windbreak for the backyard. There is a casita with a desk work situation, cabinets, bathroom and shower. Behind the casita is a private BBQ island and a beautiful, landscaped back yard. Plenty of area out front to sit and enjoy visiting with people as the stroll by. There is a short-term parking as well when you have visitors. GREAT LOCATION-GREAT BUY

LOT 257 **\$249,900**
One of the last listed privacy lots with casita and solid shade structure with screens. Two water features and NEW outdoor appliances. This lot is located on the quiet south wall of the resort.

LOT 295- UNDER CONTRACT **\$114,900**
JUST LISTED! More details coming soon. See Kerry for more information

LOT 341- UNDER CONTRACT **\$869,900**
JUST LISTED! More details coming soon. See Kerry for more information

LOT 348 **\$695,000**
JUST LISTED! More details coming soon. See Kerry for more information

LOT 371 **\$849,900**
JUST LISTED! More details coming soon. See Kerry for more information.

WATER UNDEVELOPED LOTS

WATER DEVELOPED LOTS

LOT 150- UNDER CONTRACT **\$650,000**
JUST LISTED! More details coming soon. One of the most unique lots at MCC. Surrounded by water views with spectacular views of both the sunrise and sunset from the patio.

LOT 204- UNDER CONTRACT **\$595,000**
JUST LISTED! More details coming soon. See Kerry for more information.

LOT 220 **\$495,000**
JUST LISTED! More details coming soon. See Kerry for more information

LOT 226- UNDER CONTRACT **\$649,900**
Panoramic water and golf course view. Beautiful night lights view. Quality construction by Desert Isles (Arnold Castro) Fully glassed TRSS completed late 2018. Hot tub and saltwater swimming pool completed 2020. Corner sliders on TRSS-open with no corner post. Water side putting green. Lot wide firewall with fire bowls fire table. Motorized awnings over BBQ, pool + spa and riverside of casita complete. Hunter Douglas interior room darkening shades. Interior fireplace-Ebony cabinets, granite. Prewired for RV satellite system. 65" Sony 4K Tv-Upgraded sounds through screen with built in woofer. Complete canvas covers for summer protection of BBQ. Kitchen Aid-Warming draw + gas range, Connection microwave oven. Expanding kitchen table (seats 6) Fisher pykel- Oversized dishwasher drawer. Frigidaire ref- with 2 ice makers. BQQ Island with stainless steel cabinets. Outside cabinets plumbed for W/D. Motorized exterior window shades. All lights have dimmer switches. All outside furniture and umbrellas stay.

LOT 301 **\$579,900**
This large pie-shaped lot has a circle driveway with plenty of parking. The casita which is separate from the shade structure has a murphy bed, bathroom and shower, In between is an island with granite counters, washer and dryer. Inside the glassed in shade structure is a full kitchen and living room. Behind the shade structure are two large patios, one just off of the living room near the BBQ island which also features a fireplace and the lower patio on the water has a fire pit. In front of the coach there is a grassy area for the pets. Huge lot, great parking and plenty of amenities.

LOT 304- UNDER CONTRACT **\$425,000**
JUST LISTED! More details coming soon. See Kerry for more information

LOT 308- UNDER CONTRACT **\$360,000**
Facing Northeast this lot has golf cart parking, a tile roof shade structure and a casita with stacked rock columns. The casita has microwave, washer/ dryer/ dishwasher, sink refrigerator and bathroom with shower. The solid roof shade structure has overhead heaters, a fireplace, an evo cooktop, sink granite countertops and a pop-up flat screen tv. Also, under roof is an icemaker and small refrigerator. There is also a firepit next to a beautiful pool/ spa. Lighted columns and steps lead to a large patio at the dock.

Lot 331 **\$374,900**
JUST LISTED! More details coming soon. See Kerry for more information

LOT 341-UNDER CONTRACT **\$869,900**
JUST LISTED! More details coming soon. See Kerry for more information

GOLF UNDEVELOPED LOTS

LOT 113- UNDER CONTRACT

\$179,900

Facing northeast, this lot has a beautifully patterned driveway and nice golf course views. Ready to develop and one of only 3 lots on the golf course left undeveloped.

GOLF DEVELOPED LOTS

LOT 116/ 117

\$599,900

These two oversized lots combine to make up the quintessential property in Motorcoach Country Club. Whether viewing the Golf Course from the rear, or the Santa Rosa Mountains from the front, the property and its improvements are spectacular and exceptional. Facing the street are 2 identical brick and stone clad casitas. These are highly customized structures. The casita on Lot #117 has a beautiful full bath and intricate tile in shower surround and outside walls, along with a free-standing lavatory. Outside the bath area is a spacious room large enough for a murphy bed/sleeper sofa. The floor has Italian tile and the ceiling is pitched with exposed wooden rafters/beams. The ceiling is wood plank. It is also air--conditioned. The casita on Lot# 116 consists of a complete kitchen. It has a full complement of beautiful dark wood cabinets, exposed beams, and wood plank ceiling. There is a full-size refrigerator/freezer, 5 burner stove and oven, dishwasher, wine unit and microwave. There is also a full-size washer and dryer. This unit is also air-conditioned. Just outside the kitchen casita is a wrap-around counter. This area has a Twin Eagles grill with 2 adjustable lights adjacent to it, a full sized under counter oven and a sink. There are also multiple stainless pull out drawers and cabinets under the counter. The countertop is "Rain Forest" Granite. The area between the 2 casitas has been joined over head with beams that stretch between the 2 casitas. The beams have been covered with Sunbrella fabric to create a near 3-sided enclosure. On the side that faces the street there is a gas fireplace. There are also 2 Twin Eagles gas overhead heaters. This area is a perfect dining location especially with the O.W.Lee bar height table and 6 stools which provide an elevated view of the shade structure and golf course. Opposite the 2 casitas and at the back of the property is a 600 sq.ft. shade structure. This building is a one of a kind at MCC. From the custom constructed cedar planked coffered ceilings with recessed perimeter lighting to the intricate stone surrounding the fireplace with wall mounted Samsung 4K television, this room is both beautiful and luxurious. On one side is a wrap-around bar with seating for 10, and on the other is a living room area with a fireplace and 2 high end display cabinets on either side. The bar countertop is a unique "Rain Forest" Granite. It also has a dishwasher, ice machine, refrigerator, kegorator, sink with disposal, and an automatic liquor dispenser. The side of the shade structure facing the casitas has an awning that extends out 8 feet towards the casitas and is 24 feet long. When extended, it tends to connect casitas, pergola area between them, and shade structure into one unit that has the feel of an intimate courtyard. Because of the privacy in this area, coupled with the great golf course views, one has the feeling of being in a high-end home. The mood is enhanced by the sound of water trickling in the multiple tiered fountain in front. The landscaping is extensive and beautiful. There are 18 large palm trees, along with 4 other smaller palms. There are large hedges on either side of the property and in front providing total privacy. During the season the beds are planted with flowers. There is also a multi zone sprinkler system for the entire property. There is also a 4/5-person Jacuzzi adjacent to the shade structure. If one is looking for one of the largest properties, beautiful structures, views, and landscaping this is the best.

LOT 123- UNDER CONTRACT

\$550,000

JUST LISTED! More details coming soon. See Kerry for more information.

LOT 125

\$525,000

JUST LISTED! More details coming soon. See Kerry for more information.

LOT 126

\$509,000

Awesome large pie shaped lot with lots of room for your toys and great entertainment space! Coach house is exceptionally large with kitchen, dining and living area spanning the width of the lot. Electric screens enclose structure. Top of the line Viking appliances and extra deep sink in kitchen and outdoor gas Twin Eagle grill. Gas fireplace, two ceiling heaters and two ceiling fans in living area and outdoor gas fire pit. Extra-large counter space in kitchen is perfect for hosting buffet dining dinner parties. Large custom wood dining hutch to store your bar, serving dishes and glasses. Amazing views of the golf course and mountains with southern exposure. Casita has

bathroom with shower, lots of shelving and new split A/C-Heat pump with smart phone remote thermostat control, new on demand tankless hot water heater, new Whirlpool washing machine and new Whirlpool dryer. Lovely fountain in driveway and lots of healthy plantings offer abundant privacy. Huge driveway for all your toys: Motorcoach, cars, golf carts, motorcycles and bikes! Great location near Club house, gym, pool, dog park and walk out to 3rd golf T-box. Appliances, furniture, TV, stereo, and 2 large umbrellas are included in the price. Plenty of property out back to build a large swimming pool!

LOT 134

\$399,900

JUST LISTED! More details coming soon. See Kerry for more information

LOT 138

\$355,000

Fantastic views and located close to the Club this lot has pavers throughout, a casita with bathroom/ shower and a shade structure with glass and shades. The BBQ area has oven, dishwasher and there are granite counters throughout. The shade structure has a fireplace and a TV enclosure. Out front is a fire bowl and a hot tub. **Great location. Great Views.**

LOT 161

\$300,000

JUST LISTED! More details coming soon. See Kerry for more information.

LOT 165

\$349,900

This lot is steps away from the Club and Fitness Center and has unbelievable unobstructed views across the golf course and into the waterfalls. It has a casita with bathroom/shower, cabinets and a dishwasher. The solid shade structure has an oven microwave, double sinks and full refrigerator. There are overhead heaters, an outside fire pit and a tv on the south wall of the shade structure. This lot faces for morning sun and the views are as good as it gets anywhere in the resort. There is also golf cart parking out front.

LOT 172- UNDER CONTRACT

\$549,950

JUST LISTED! More details coming soon. See Kerry for more information.

LOT 175

\$424,900

This fully developed lot has paver throughout and a shade structure with all glass sliding doors and air conditioning. Casita and shade structure are attached with the casita having bathroom/ shower and a murphy bed. The shade structure has a bar with 4 chair seating, wine refrigerator, dishwasher, oven and a flat screen tv that comes out of the granite counter. Out front there us a gas firepit and tiki torches with unobstructed views across the golf course and into the mountains. Before entering the casita you will find BBQ island wash washer/ dryer in cabinets.

LOT 191

\$319,900

This lot has unbelievable views across the lake and into the Santa Rosa mountains. Pavers throughout. This lot has a casita and a stone pillar, tiled roof shade structure. There is also golf cart parking out front. The casita has bathroom/ shower, refrigerator, microwave, dishwasher, kitchen serve through, granite counters and lots of cabinets. The BBQ area has a sink, wine refrigerator with granite counter. Under the shade structure you will see a TV area with a roll up door and a fireplace. A patio extends out to the edge of the golf course.

All information provided is deemed reliable but is not guaranteed and should be independently verified. The information included in this listing is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The information on each listing is furnished by the owner and deemed reliable to the best of his/her knowledge but should be verified by the purchaser.

