

For Sale

Retama Village - Lot 22

4011 Lark Drive
Mission, TX

- **40 x 80' deeded RV Lot with Coach House**
- 28' x 74' concrete pad with rebar and footers for the heaviest of RV's
- 12' x 20' Coach House. Unfinished so you can complete it *your* way.
- 50 amp, 30 amp and 20 amp electrical service at post, along with 2 water faucets.
- RV sewer outlets at rear of lot and side of lot. Ideal locations for motorhomes or trailers.
- Coach House has 125 amp electrical service with a 20 circuit load center, electrical circuits roughed-in. Plumbing and sewer drops are in Coach House for a bath and kitchen, but it is otherwise unfinished and awaiting *your* floorplan.
- Double French doors on coach house, with internal shades inside glass panes (\$1200 option)
- Lot is oriented North/South (front of RV faces North). This provides shade on the door side of the RV in the afternoon. Motorhomes will face north and will have no direct sun in cockpit. There is shade somewhere on the lot at all times.
- Entire concrete surface is coated in a decorative epoxy finish. This is a \$3500 upgrade.
- There is a stacked washer/dryer available at additional charge. The Coach House is plumbed for the washer/dryer and has a 12 gallon water heater included in the sale price.
- All landscape maintenance is provided. Planters and grass areas have underground sprinkler systems.
- This lot is located on the south side of the highly desirable Lark Drive. It backs to the Bentsen Palm RV Resort, and there are no RV lots directly behind it, so you have a clear view to the rear.

Retama Village is a 55+ community. There are strict covenants which are available for your review online at [Retama Village Covenants](#)

Price \$56,900

Why is this Lot priced at \$56,900 when the "builders" lots on the opposite side of the street are \$49,600?

This lot, and our other lot for sale (3911 Lark) are the only lots available with an unfinished Coach House on the highly desirable north-facing side of Lark. The developer placed a \$4,000 premium on this side of Lark Drive when the lots originally sold. Plus this lot has \$6000+ of upgrades, over and above \$4000 lot premium.

Buyer pays all closing costs, including a \$400 community transfer fee.

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