

# RIVER RANCH

BY COLUMBUS



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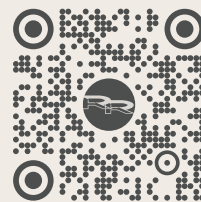
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The River Ranch is taking 5th Wheel Trailers to a level never before dreamed of. It is shaking up the market with its single level ranch style design. River Ranch combines the best aspects of three different RV types including the largest basement storage capacity available and interior ceiling height of a class A motor home, the tow ability of a 5th wheel, and the single level living floorplan of a travel trailer. The one-of-a-kind River Ranch—where practical living, storage, tow ability and lavish style sets a new bar of RV luxury.

*"Don't just imagine it, live it."*







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## FEATURES

### CONSTRUCTION

- 84" Interior Height Throughout
- 101" Wide Body
- All Welded Aluminum Frame Superstructure
- 3/4" Tongue and Groove Plywood Floor
- Residential Style 4" Radius Wood Truss Roof with Alpha Ply Membrane w/Extended Life Sealant and 1/2" Decking (8' x 8' Sheets)
- Snap-In Ceiling Molding (No Staples/Tape)
- 12V Heat Pads on All Holding Tanks
- Vacuum Bonded Walls and Slideout Endwalls w/Dual Azdel
- Worry Free Composite Floors in Basement and Slide Boxes
- 17.5" Wheels with Nitro Fill Tires
- Frameless Windows
- Two-Tone Automotive Grade Painted Front Cap with 1" Insulation
- 2" Sidewall with Foam Insulation

### INTERIOR

- Large Frameless Tinted Windows Throughout
- Upgraded Residential Style Hardware w/Soft Close Doors & Drawers
- Upgraded Crack/Mold/Mildew-Resistant Flooring
- Hybrid Marine Grade Carpet
- LED Lights

- True Solid Surface Countertops Throughout
- Roller Day/Night Shades (Main Areas)
- Power Theater Seating w/USB Charging
- 88" 50/50 Split Sleeper Sofa (N/A 391MK)
- (2) Residential Style High End Dining Chairs

### EXTERIOR

- Slam Latches on All Storage Doors
- Two-Tone Aluminum Wheels
- Two Exterior Color Choices w/Gray Metal Skirting
- Heated Utility Convenience Center
- Black Tank Flush
- Outside Sprayer
- (2) 30 Lb LP Tanks with Auto Switch (EZ Replacement)
- Metal Wrapped Power Awnings with LED Lighting
- 8000 Lb Axles with ABS (Anti-Lock Braking System)
- Crank Down Spare Tire
- TST Tire Pressure Monitoring System
- Entry Door w/Window & Screen Door
- Exterior Speakers
- Rear Sliding Storage Tray in Basement (N/A 391MK)
- Ladder

### KITCHEN

- Residential Style Under Counter Storage
- Overhead Dinette Area Lighting
- Deep Single Bowl Stainless Steel Sink w/Accessories
- Single Lever Faucet with Pull Out Sprayer
- Large Kitchen Pantry (Select Models)
- Decorative Hard Wood Island Cabinet with Dual Pullout Trash Cans
- Solid Surface Counters with Pop Up Receptacles

### BEDROOM

- Solid Surface Dresser Top
- Memory Foam Mattress
- Mirrored Sliding Closet Doors
- High End Bedspread & Pillows
- Reading Lights with USB
- Smart TV

### BATHROOM

- 60" x 30" Signature Spa Walk-in Shower w/Teak Wood Seat (48" x 30" in 399RL)
- 3-Speed Power Vent
- Porcelain Toilet
- Undermount Bath Sink w/Solid Surface Tops & Waterfall Faucet

### APPLIANCES

- 30" Residential Style Microwave
- 12 Gal Water Heater
- Washer/Dryer Prep
- 24" Oven with 4 Burner Gas Cooktop
- 35,000 BTU Furnace
- (3) Mach 8 Low Profile 13,500 BTU A/Cs (Main A/C w/Heat Pump)
- 50" Smart TV with Bluetooth® Audio & Exterior Speaker
- (2) 5,000 BTU Fireplaces

### OPTIONS

- 23 cu ft Residential Style Refrigerator with Ice & Wi-Fi
- 12V 18 cu ft 3 Door Refrigerator w/Ice
- Dual Pane Windows
- Stackable Washer/Dryer Installed
- Generator Prep (N/A w/Generator Install Option)
- 5.5 KW Generator Installed (Includes Generator Prep)
- Slide Toppers
- 2<sup>ND</sup> 260W Solar Panel
- Booth IPO Free Standing Table & Chairs (392MB Only)
- Full Body Paint Pearl White & Black (Required with Paint Option)





## RIVER PACKAGE



### CONSTRUCTION

- 6 Point Hydraulic Leveling System
- Basement & Slide Composite Flooring
- High Gloss Fiberglass w/Dual Azdel
- Two-Tone Painted Front Cap
- Trail Air Flex Air Upgraded Pinbox
- 12V Heat Pads on All Tanks
- Frameless Windows
- Back Up Camera Prep
- Slide Topper Prep
- LP Quick Connect

### EXTERIOR

- 8000 Lb Axles with Lippert™ Slipper Roller Suspension and ABS
- Two-Tone Aluminum Wheels
- H-Rated Tires with H-Rated Spare
- Tire Pressure Monitoring System

- Battery Disconnect
- Metal Wrapped Awnings w/LED Lights
- Syphon 360 Vent Covers
- 30" Friction Hinge Entry Door
- 2" Tow Hitch
- MORryde Strut Assist Step Above Entry Steps

### APPLIANCES

- Power Cord Storage Reel
- 12 Gallon Water Heater
- Firefly RV Operating System
- Wi-Fi Booster W/4G LTE Capability
- (3) Coleman Mach 13,500 BTU A/Cs (Main A/C w/Heat Pump)
- 260W Solar Panel & 30AMP Controller w/1800W Inverter & Dedicated Recepts

## RANCH PACKAGE



### INTERIOR

- Upgraded Residential Style Hardware w/Soft Close Doors & Drawers
- Hybrid Carpet
- Power Theater Seating w/USB
- 50/50 Split Sleeper Sofa (N/A 391MK)
- Pop Up Recepts

### KITCHEN

- Wall Mounted Free Standing Dinette Table with Extension
- (2) Residential Style Dinette Chairs
- 2 Folding Chairs
- Large Pantry (Select Models)
- MaxxAir Vent with Rain Hood
- Deep Single Bowl Stainless Steel Kitchen Sink w/Accessories
- MCD Day/Night Roller Shades (Main Areas)

### BEDROOM

- Aluminum Bed Base w/King Bed
- Memory Foam Mattress
- Smart TV

### BATHROOM

- Porcelain Toilet
- Undermount Bath Sink w/Solid Surface Countertop
- Large Signature Spa Walk-in One Piece Shower Surround w/Fiberglass Base

### APPLIANCES

- 50" Smart TV w/Bluetooth® Audio
- 5K BTU Electric Fireplace (Living/Bedroom)
- Stainless Steel Appliance Package w/Microwave, Residential Style 24" Range & Dishwasher Prep
- Washer/Dryer Prep

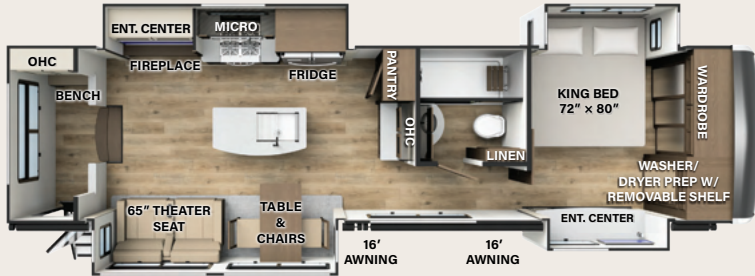


# NEW FLUSH FLOOR SLIDES FOR 2024

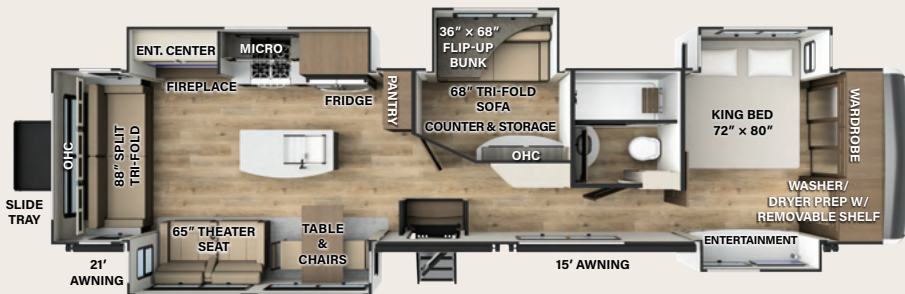




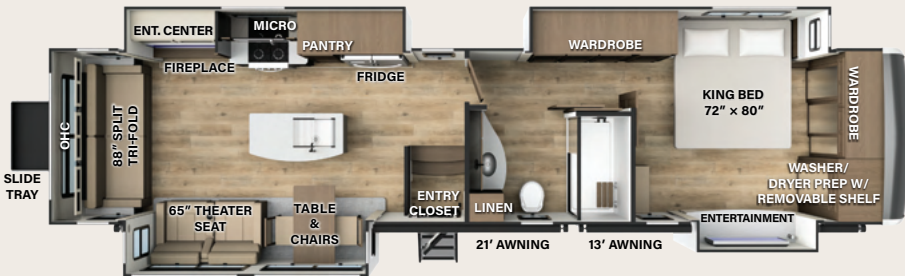
# FLOORPLANS



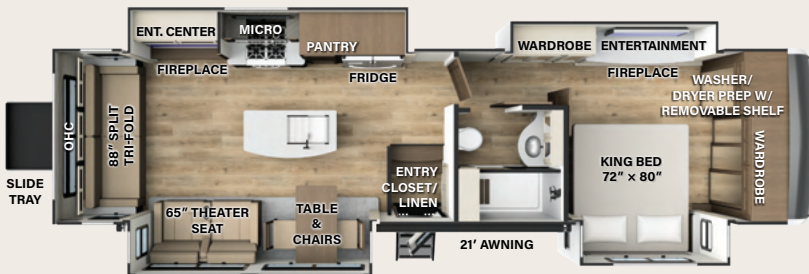
391MK		
Dimensions	Weights	Tanks
Length: 36' 7"	UVW: 12739	Fresh: 75 Gal
Width: 10' 1"	GVWR: 15999	Gray: 78 Gal
Height: 13' 6"	CCC: 3260	Black: 39 Gal
Awning: 16', 16'	Hitch: 2400	



392MB		
Dimensions	Weights	Tanks
Length: 42' 7"	UVW: 14844	Fresh: 75 Gal
Width: 10' 1"	GVWR: 17999	Gray: 78 Gal
Height: 13' 6"	CCC: 3155	Black: 39 Gal
Awning: 21', 15'	Hitch: 2455	



393RL		
Dimensions	Weights	Tanks
Length: 42' 7"	UVW: 14784	Fresh: 75 Gal
Width: 10' 1"	GVWR: 17999	Gray: 78 Gal
Height: 13' 6"	CCC: 3215	Black: 39 Gal
Awning: 21', 13'	Hitch: 2425	



399RL		
Dimensions	Weights	Tanks
Length: 37' 11"	UVW: 13304	Fresh: 75 Gal
Width: 10' 1"	GVWR: 15999	Gray: 78 Gal
Height: 13' 6"	CCC: 2695	Black: 39 Gal
Awning: 21'	Hitch: 2490	

# Columbus

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## FOREST RIVER OWNER'S GUIDE

Now you can have your Owner's Manual with you wherever you are. Download our FREE App from the App Store or Google Play and you'll have the information right at your fingertips.




Learn More  
Scan this barcode using a QR Reader on your smart phone to learn more about Forest River.



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## Specification Definitions

**GVWR (Gross Vehicle Weight Rating):** is the maximum permissible weight of the unit when fully loaded. It includes all weights, inclusive of all fluids, cargo, optional equipment and accessories. For safety and product performance do NOT exceed the GVWR. **GAWR (Gross Axle Weight Rating):** is the maximum permissible weight, including cargo, fluids, optional equipment and accessories that can be safely supported by a combination of all axles. **UVW (Unloaded Vehicle Weight):**<sup>1</sup> is the typical weight of the unit as manufactured at the factory. It includes all weight at the unit's axle(s) and tongue or pin and LP Gas. The UVW does not include cargo, fresh potable water, additional optional equipment or dealer installed accessories. **CCC (Cargo Carrying Capacity):**<sup>1</sup> is the amount of weight available for fresh potable water, cargo, additional optional equipment and accessories. CCC is equal to GVWR minus UVW. Available CCC should accommodate fresh potable water (8.3 IWW per gallon). Before filling the fresh water tank, empty the black and gray tanks to provide for more cargo capacity. Each Forest River RV is weighed at the manufacturing facility prior to shipping. A label identifying the unloaded vehicle weight of the actual unit and the cargo carrying capacity is applied to every Forest River RV prior to leaving our facilities. The load capacity of your unit is designated by weight, not by volume, so you cannot necessarily use all available space when loading your unit.

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<sup>1</sup> Estimated Average based on standard build optional equipment

YOUR RIVER RANCH DEALER