

Down by the River Campground
(828) 733-5057

~RATES 2021~
 (May 1st – October 31st)
We Accept Check or Cash Payments
55+ or Adults only

Rates are for 2 People, 2 pets. Each Extra person is +\$5/day.

Parties with minors must include at least one person age 55+.

3-night minimum for event and holiday weekends, no refunds, rain check credit only (Memorial Day, July 4, Highland Games, and Labor Day); *Highland Games occur 2nd full weekend of July*

Size:	Day:		Week:		Month:	
	Off River	On River	Off River	On River	Off River	On River
Up to 33ft	\$45	\$50	\$250	\$280	\$700	\$775
34-38ft	\$50	\$55	\$290	\$320	\$800	\$875
39ft+	\$55	\$60	\$320	\$350	\$850	\$925

ALL sites have full hook-ups (water, sewer, electric), picnic table, and access to community fire pits

Monthly: Must be paid in full before arrival

We do not offer any discounts

Sites are unassigned unless specifically requested

We do not prorate monthly stays

~ SEASONAL RATES (Full Season) ~

	Off River	On River
RV under 39ft	\$2800	\$3000
RV 39+ft	\$3100	\$3300
Park Models	\$3300	\$3600
Winter Storage	\$300 (RVs only)	
Security Deposit	\$150 additional fee; one-time, fully refundable*	
Minimum Deposit	\$300; non-refundable , deducted from final balance	
Overflow Storage	\$200/campers \$100/small trailers	
Electricity	Not included. Call Mountain Electric: 828-733-0159	
Other	12-year age limit on all new seasonal RVs. Photos required. No park models or destination trailers.	

~ADDITIONAL RATES~

Overflow Storage (non-seasonals)	\$5/day	\$25/week	\$75/month
Electric Cars	\$10/day		
Activity Center (if reserved)	\$250/4 hours	50 people max.	
Small Pavilion (if reserved)	\$100/4 hours	Includes electricity, gas+grill, and specified amount of firewood for fireplace	

~ REFUND POLICY ~

No refunds for holiday/event weekends (3 nights each), inclement weather, or after check-in. Rain check credits are valid for one year from arrival date and are subject to non-prorated rates and holiday minimums for time spent/reserved in campground. **All refunds/credits subject to management discretion.**

~ CANCELLATION POLICY ~

Canceling specifically requested sites reserved 6+ months in advance will lose 50% of deposit if cancelled within 6 months of arrival.

Daily/Weekly: 10+ days' notice = \$10 cancel fee. 4 days' notice = 50% loss of deposit. Less= credit only (1 year).

Monthly: 60+ days' notice= \$10 cancel fee. 2 weeks' notice = 50% loss of deposit. Less= credit only (1 year).