

The 2019 Highland Ridge Open Range 376FBH (her name is Genesis) is a large fifth wheel (42ft, 12k dry, 5-slide) that offers spacious storage, top-of-the-line amenities, and features (some stock, many added-on that can go with it at the right price point) for all of your travel needs.

Did I mention, TONS of storage space, a MUST for long-term RV life!!!

With LESS THAN 5k miles on the tires (Goodyear Endurance) and LESS THAN 8K miles on the RV, this rig is ready to hit the road and take you on your next adventure in style or long-term RV living as we used it for the past 5 years. We were stationary for large blocks of time, so the unit has very low amounts of road time.

Don't miss out on the opportunity to own this impressive RV/Home and start making memories on the open range or on your own property today.

Overall, the RV is a top-of-the-line fifth wheel trailer that offers comfort and convenience for all your travel adventures. With its stock features as well as all the added features, this rig is more than capable of filling any role you need, either as a mobile unit or a stay-in-place solution.

## **Interior**

Inside, you'll find a spacious living area with multiple slide-outs (five) that create a roomy and inviting atmosphere.

The kitchen features upgraded cooking setup with a RV Induction Cooktop Dual Burner Electric Range (\$200) and a Ninja DT251 Foodi 10-in-1 Smart XL oven, air fryer/air roast unit (\$200). The Ninja also comes with the temperature monitor probe. Both the original, gas stovetop and oven will convey with the rig.

We are also going to include all of the stainless steel cookware we bought specifically for the induction top (2 pans, 2 large pots, 3 small pots + 3 cookie sheets, 1 air-fryer grate & 1 air-fryer basket). Also, we will include an electric counter-top griddle/pot.

We replaced the stock microwave with a smaller, much more efficient Black & Decker unit, which will convey. We modified the above stove storage and added a second shelf.

The master bedroom comes with a SleepNumber 10" mattress (cooling material, dual adjustable chambers with a smart pump + app control - \$1600). This mattress and pump will convey with the unit at the right price point.

A washer and dryer (independent/stacked units) come with the rig. They are the Splendide ARWXF129W washer and the TVM63X (externally vented) dryer. They both have always been very useful, ultra-reliable as well as very capable units.

A very large underbed storage area makes for good use of the underbed space. There is large closet in the bedroom slide-out with an added-on second set of drawers that was moved from the front. There are overhead cabinets as well as a nightstand on both sides (one with a drawer under, the other with a hidden storage space).

The additional bunk room up front, with its own AC (3 units), and a half-bath (toilet + sink) has operated for us as a guest room, living room, office, and craft room. Currently it has a couch, 2 foot stools with storage, 2 large closets (1 as a pantry/storage), and a large desk. Currently, the couch and desk are setup in the opposing slides. There is also a large TV mounted in the center and behind that is a utility closet with an add-on dresser and the main internet connection center.

Advanced internet service capability comes with a router we added since we work remotely (\$1200), which will convey with the unit at the right price point. The Peplink MAX Transit Duo Pro Mobile Router is paired with a MobileMark 7-in-1 (5G Cellular, WiFi, and GPS) roof-mounted antenna (re-used the TV antenna mount and frame). This device supports 2 different LTE-A cell services (we used Verizon) and dual WiFi receivers (2.4 and 5ghz). All of these can be combined to provide a single Home WiFi source, remote management, and a host of other tech options (I am a tech-nerd). This system can easily be adapted to support Starlink, with only minor modifications.

We also added additional wiring (run under the RV) to provide wireless services at full speed from the front to back with WiFi extender (also Peplink - +\$170) installed in the rear of the unit for better coverage. Also, 2 additional wired switches (+\$100 each) are capable of supporting wired connection to TVs or other devices with 8 additional ports.

The main cabin has kitchen and dining facilities as well as a small office space, 2 desks and table with chairs convey with the rig. It has a fireplace (which is amazing) and the space to mount a TV (we removed the TV but all facilities are intact, including the radio with 2 way speaker setup, sound bar, external sound, and bluetooth capability). There is also a space for blueray, CD, whatever devices to mount to a TV as well as it is wired to the main internet source with cabling and an internet switch (we had a home server setup). Kitchen has a full-size residential fridge (with dedicated inverter to run AC or DC).

## **Exterior**

The exterior features a large awning and PLENTY of storage compartments for all your gear. This unit can potentially hold 2 kayaks in the long bays, and up to 1k pounds of gear in the rear bay (with added-on tie-downs) in the "garage". Access to the storage is via 1 large door, 3 medium doors and 1 smaller door for access to all storage.

We added a 3-stage water filtration system (mounted in the rear bay \$250), along with a large water softener (\$150), and a stainless steel, adjustable pressure reducer (\$70). The system has quick disconnects in strategic locations for cleanout and maintenance. All water lines, including the waste tank cleaning lines have been

adapted to run centrally from the rear bay (with all original lines still intact).

We replaced the stock water pump with a SeaFlo water pump and an accumulator tank, the pump is installed in the main water bay to pair with the large fresh water storage tank. The accumulator unit is disconnected, but easily reconnectd.

The unit has 1 fresh water tank, 2 gray water, and 2 waste holding tanks (80g fresh, 40g x 2 gray, 40g x 2 waste). It also has a large 10 gallon water heater, which is inline with the shower and master suite bathroom.

We built in four additional features for winter living (we've done well through 5 winters with temps as low as -12 and wind chills of -22). The home has the 4-seasons package/insulation, but we built and added a full body skirting system (comes with the unit and reduces underbody temps by up to 10 degrees). It is basic tarping that connects via snaps to the underside of the factory skirt.

We also added 2 XTreme Heaters (\$600 - 1 800W for the belly and 1 - adjustable speed/power from 750/1500W for the storage bays). There are also 2 hard-wired sockets (1 master bathroom, 1 main cabin) run with bay ports to add in-house heaters that run on their own lines to the power pedastal or other sources via 20A+ lines. These will convey with the unit at the right price point.

We have always used the Unique brand products for tank cleaning and 2 containers (about 32 cleanings worth) come with the rig.

We modified the front waste gate, and it now provides for both sets of drains lines to be centralized for easier long-term hookup, along with hard-piping, flush valves, clean-out ports if you choose, but it can also easily use the standard RV drain lines (comes with several sets of fittings and hoses).

Also has a 12-volt macerator (with switchable power in the rear for easy use - \$70) that can empty the tank and emulcify the waste, pushing to a standard outlet or adaptable to a 3/4 inch hose to push up to 120 feet (even uphill with 10 feet of lift) to a waste station or mobile holding tanks. We stayed at a location for a few months where the only sewer was 120 feet away that is how we know it does work!

We also upgraded/updated the DC Converter was added ~2 years ago as the original started having decreased power output (~\$90).

There are 3 soft start units meant to attach to all 3 AC units (not installed). I've not had the time to install them, but they will convey with the rig at the right price point. At the time (~2 years ago) they were \$180 per unit. The newer version is slightly more expensive. I could arrange to have them installed for the right price point as well.

## **Towing**

At the right price point, the 5th wheel hitch (B&W Companion 25k for Ford factory underbed rails - \$1300) can be included with the sale.

Standard kingpin and pin box from factory (even still has the lot stickers on it from its original home at LazyDays).

We would be interested in arranging for delivery (within 100 miles) for the right price point as well.

### **Additional Notes**

We have not run on gas for the better part of 3 years now, so all gas facilities have been inactive and would need someone to check them since we did not use them. However, all facilities are still intact. It is capable of running on gas for stove/oven, water heater (dual mode DSI electric/gas), and home heating furnace (gas), it has space for up to 60 pounds of LP and has a dual-battery system (with built-in solar charge port).

The belly heaters (2), soft starts (3), and mattress & pump (1) all convey at the right price point.

The stovetop, oven, pots and pans, griddle, microwave, all convey with the unit regardless of price.

If the electric stovetop & oven are not desired, the original gas units will be provided but re-installation would not be included without a negotiated price increase.

### **Links for Equipment & Add-Ons:**

- **Pepwave Router:** <https://mobilemusthave.com/collections/routers-switches-gear/products/pepwave-max-transit-pro>
- **Pepwave Extender:** <https://mobilemusthave.com/products/ap-one-ac-mini-pepwave-wireless-2-4ghz-5ghz-a-b-g-n-ac-wireless-access-point>
- **SleepNumber Mattress & Pump:** <https://www.sleepnumber.com/collections/mattresses-comfortmode-collection/QCM10>
- **XTreme Heaters:** <https://xtremeheaters.com/collections/rv-camper-heaters-and-accessories>
- **Induction Stove:** <https://www.amazon.com/dp/B095PZN2LH> | <https://recpro.com/rv-induction-cooktop-dual-burner-electric-range/>
- **Ninja Oven:** <https://www.amazon.com/dp/B08BXXQ37X>
- **Splendide Washer & Dryer (equivalent models):** <https://www.amazon.com/Splendide-WFL1300XD-DV6500X-Stacked-Included/dp/B0DSV4NBZT>
- **Water Filter:** <https://rvwaterfilterstore.com/collections/rv-water-filtration-systems/products/water-filtration-system-triple-canister>
- **Water Softener:** <https://www.amazon.com/dp/B0DFMRMR3F>
- **SeaFlo Water Pump:** <https://www.amazon.com/dp/B00DLKT4OO>
- **Water Accumulator Tank:** <https://www.amazon.com/dp/B01MUYL8F8>
- **Pressure Reducer:** <https://www.amazon.com/dp/B07W5N7CL2>
- **Macerator:** <https://www.amazon.com/dp/B076KT254R>
- **Soft Start(s):** <https://www.softstartrv.com/>

- **B&W 5th Wheel Hitch:** <https://www.reesehitches.com/bw-3305-fifth-wheel-ford-oem-companion-25k.html>