

2018 EQUESTRIAN SPRINGS LISTING PRICES (Jan 2018)

Special "Building Jumpstart" Promotion on Certain Lots (Only 2 more may be granted)

See special pricing on starred lots. Available if Buyer pours concrete slab on subject lot within 9 months of closing. Enforcement provisions apply. Buyer has to pay listing price + a refundable \$10,000 escrow guarantee (subject to terms). Escrow guarantee shall be refunded to Buyer upon successful pouring of slab within 9 months of closing date. If slab is not poured as promised during the 9 months then escrow guarantee shall be paid to Seller & Seller also will have an option to buy back the subject lot at initial sales price minus \$20,000. Other discounts and owner financing are not applicable on Jumpstart lots.

For pricing & financing details call/text Al @ (786) 202 0521 or email CanexCorp@gmail.com.
To view specific lots call/text Hellena @ (352) 875 8156 or email hs@EquestrianSprings.com.

Lot	Acres	Listing Price	Price per Acre	Notes
1	2.78	\$69,400	\$24,964	
2 *	4.96	\$95,725	\$19,299	Jumpstart Lot * / Original price: \$140,000
3 *	5.08	\$96,318	\$18,960	Jumpstart Lot * / Original price: \$145,000
4	2.81	\$72,000	\$25,623	
5	2.95	SOLD	SOLD	
6 *	2.96	\$35,500	\$11,993	Jumpstart Lot * / Original price: \$81,000
7 *	3.75	\$45,300	\$12,080	Jumpstart Lot * / Original price: \$90,000
8	4.14	\$110,000	\$26,570	
9	3.57	\$67,700	\$18,964	
10	7.52	\$149,600	\$19,894	
11	7.11	\$230,000	\$32,349	Resale
12	9.43	\$188,400	\$19,979	
13	4.33	\$77,750	\$17,956	
14	3.35	\$67,000	\$20,000	
15	2.9	\$156,600	\$54,000	Resale
16	3.09	\$77,126	\$24,960	
17	2.97	SOLD with house	SOLD with house	4BR + Den / 3,112 SF Living / 4,430 SF Gross
18	4.67	SOLD	SOLD	House being planned
19	2.59	SOLD	SOLD	House being planned
20	4.02	SOLD	SOLD	
21	9.05	SOLD	SOLD	
22	3.47	SOLD	SOLD	Arena being planned
23	2.89	\$72,200	\$24,983	
24	2.88	\$72,000	\$25,000	
25	3.26	SOLD	SOLD	House under construction
26 *	4.19	\$49,800	\$11,885	Jumpstart Lot * / Original price: \$95,000
27	2.96	\$73,890	\$24,963	

Other discounts apply only to non-starred lots and cannot be combined:

Rapid Closing Rebate: Save 5% off your listed lot price when you close within 2 months of signed contract.

Rapid Construction Discount: Save 20% off your listed lot price when you pour concrete slab within 12 months. Available only to the next 2 lots sold !
Enforcement provisions apply.

Owner Financing (not applicable with any discounts /amortized over 20 years)

- Option 1: 85% @ 6% interest, balloon pay @ end of 3rd year.
- Option 2: 85% @ 9% interest, balloon pay @ end of 5th year.
- Option 3: 75% @ 5% interest, balloon pay @ end of 3rd year.
- Option 4: 75% @ 7.5% interest, balloon pay @ end of 5th year.



**VERY LOW
MONTHLY
PAYMENTS**



Located in NW Marion County at 4701 NW 100th Street, Ocala, Florida 34482

www.EquestrianSprings.com

Equestrian Springs - Highlights of Covenants & Restrictions

Note: These are highlights only. For details, consult governing documents: recorded covenants (Marion County Clerk Book 6658/Page 539) and Plat (Marion County Plat Book 11/Pages 160-164). Or, request PDFs from info@EquestrianSprings.com.

For info on sales and owner financing call/text AI at (786) 202-0521 or Hellena at (352) 875-8156

HOMES

- Estate Homes: Minimum of 2,200 sft living area
- Ranching Alternative: 1,800 sft house + 500 sft stable or other structure if built simultaneously
- Architectural Review Board (ARB) approval required

OTHER STRUCTURES

- One guest house allowed
- Garage 2-car minimum, side-entrance and/or detached
- Swimming pools must be in-ground
- Other structures (e.g., for horse trailers, RV storage, boat storage, etc.) must be approved by Architectural Review Board (ARB)

HORSES AND OTHER ANIMALS

- Maximum 1 per acre
- Manure must be managed
- Pastures must be kept grassed and bush hogged
- No exotic animals/pets allowed

ARCHITECTURAL GUIDELINES AND REVIEW

- All structures and improvements (including fencing) must be approved by Architectural Review Board (ARB)
- Exterior colors: earth tones, must be approved by ARB

FENCING

- Black four-board treated lumber fencing only
- Black non-climb wire fencing allowed on inside
- 10 foot setbacks from lot lines (6 inches from bridle trail)
- Mandatory on lot line touching bridle trail
- Fencing must be approved by Architectural Review Board

BRIDLE TRAIL/HIKING TRAIL

- 2-mile bridle/hiking trail owned by Property Owners Association
- Private trail for use of homeowners and their guests

PROPERTY OWNERS ASSOCIATION

- Equestrian Springs Owners Association, Inc. owns common areas: bridle path (11.7 acres), park and pond (3.2 acres), roadways, entrance, cascade, gate
- Mandatory membership and dues
- Per lot, \$300 initial assessment and \$100 per month, to be paid semi-annually

UTILITIES

- Property owner to install well and septic
- Underground phone and electric located at roadway

January 2018

