

ESTATES AT
PLEASANT HILL

Morrison, Florida • Marion County

Only 4 Lots Available!
Gated Equestrian Community



THE ESTATES AT PLEASANT HILL is located in the heart of horse country in Ocala, Florida, Marion county.

This 84-acre, gated, deed-restricted equestrian community consists of a total of 11 lots, complete with riding or walking trails, fenced parcels ranging in size from 5.31 to 9.5 +/- acres, underground utilities, street lights and many more amenities.

Build the home of your dreams! Deed restrictions require a minimum 2,000 SF living area.

Parcel IDs:

- Lot 5: 12199.005.05
- Lot 6 : 12199.005.06
- Lot 10 : 12199.005.10
- Lot 11 : 12199.005.11

GPS: 29,242695, -82,377024

Driving Directions:

- From I-75, go north on US 27
- Make a left turn onto NW Hwy 464B
- Go approximately 5.5 miles to gated entrance

Area provides quiet and peaceful country living and is a great place to bring your horses and raise a family!

4 +/- Miles to US 41

5 +/- Miles to US 27

6.5 +/- Miles to Murrinston

11 +/- Miles to I-75

16 +/- Miles to Ocala

53 +/- Miles to Gainesville



Conveniently located to major metropolitan areas, airports, city amenities, and major highways.

For additional maps and details, go to:

www.SaundersRealEstate.com/PleasantHill

ESTATES AT
PLEASANT HILL
Morriston, Florida • Marion County

Acreage:

- Lots for sale range from 5.31 to 9.42 +/- acres
- Community acreage total 84 +/- acres

Price per Lot: Prices Range from \$70,000 to \$90,000

County: Marion

Nearest Intersection: NW Hwy 464B & US 41

Road Frontage:

- Gated subdivision entrance fronts 1,300 +/- FT on NW Hwy 464B
- NW 153rd Court (interior paved street) fronts all lots
- Lot 5 and Lot 6 are on the paved Cul-de-Sac

Fencing: Wood, board

Land Cover: Cleared, Improved Pastures

Utilities: Underground electric, lots need well and septic

Zoning: A-1 General Agriculture, no ag exemption

Restrictions: Deed and Zoning

Infrastructure: Paved road, street lights, underground utilities, fenced lots, walking trails, riding trails around the perimeter.

Deed Restrictions: Minimum 2000 SF living area

Lot Inventory:

Lot 5

- 5.88 +/- acres - \$70,000
- 5751 NW 153rd CT, Morriston, FL 32668 (Cul-de-Sac)

Lot 6

- 9.42 +/- acres - \$90,000
- TBD NW 153rd CT, Morriston, FL 32668 (Cul-de-Sac)

Lot 10

- 5.31 +/- acres - \$70,000
- 5478 NW 153rd CT, Morriston, FL 32668

Lot 11

- 6.57 +/- acres - \$85,000
- 5432 NW 153rd CT, Morriston, FL 32668

HOA: Homeowners Association in place; fee \$100/month

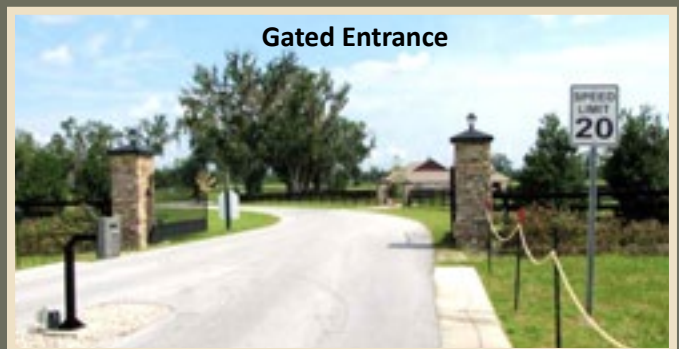
Amenities: Gated community, riding/walking trails, country living with convenient location to larger cities & amenities

Schools:

- Elementary: Fessenden Elementary School
- High: West Port High School
- Middle: West Port Middle School



Nice Neighboring Homes



Gated Entrance

ESTATES AT PLEASANT HILL

Morrison, Florida • Marion County

Only 4 Lots Available!
Gated Equestrian Community



Only 4 Lots Available!
Gated Equestrian Community
with Walking and Riding Trails
Lot Sizes Range from 5.31 to 9.42 +/- Acres



For additional maps and details, go to:

www.SaundersRealEstate.com/PleasantHill

Dean Saunders, ALC, CCIM

Broker, Owner

Dean@SaundersRealEstate.com • 863-774-3522



**SAUNDERS
REAL ESTATE**

114 North Tennessee Avenue, 3rd Floor
Lakeland, FL 33801 • 863.648.1528 (Main office)

www.SaundersRealEstate.com

Valerie B. Dailey

Broker, Owner, ePRO Certified

Valerie@ShowcaseOcala.com • 352-816-1080



5780 SW 20th Street
Ocala, FL 34474 • 352.351.4718
www.ShowcaseOcala.com

©2016 Coldwell Banker Commercial Saunders Real Estate, All rights Reserved, Worldwide. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.

©2016 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

012216-B