

OCALA LUXURY HOMES

Candler Hills
On Top of the World



Offered by

BUSCH REALTY

List Price: \$798,000

2,651 square feet

8439 SW 88th CT, Ocala, FL



Golfers Take Note - Stirling Meadows Home on Third Tee Box!



Lori J. Busch, Broker | (352) 804-5544 | ljbusch@ocalaproperty.net | OcalaLuxuryHomes.com

Proudly serving Ocala and Marion County for 30 years....

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County: Marion
Property Style: Single Family Residence
Subdiv: CANDLER HILLS WEST POD Q
Subdiv/Condo:
Beds: 3, **Baths:** 2/0
Pool: Private, Community
Garage: Yes **Attch:** Yes **Spcs:** 3
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees: 3,600.00
Average Monthly Fees: 300.00

Status: Active
List Price: \$798,000
LP/SqFt: \$301.02
Year Built: 2020
ADOM: 0 **CDOM:** 0
Heated Area: 2,651 SqFt / 246 SqM
Total Area: 3,480 SqFt / 323 SqM
Total Acreage: 1/4 to less than 1/2
Lot Features: Cleared, Corner Lot, In County, Landscaped, On Golf Course, Oversized Lot, Street Paved, Street Private
Flood Zone Code: x

Welcome to this stunning home in Ocala's premier golf and retirement community Candler Hills West in On top of the World. This remarkable 2020 built residence is ready to call home with upgraded features throughout. Curb appeal is an understatement as you approach this house with outstanding landscaping beckoning you to to come in. As you open the grand entry doors you will see spacious rooms that are designed for functionality and the beauty is unquestionable. Open Kitchen plan with upgraded appliances , cabinets are a cooks dream. Bar seating for up to eight is ideal for entertaining. Stone finishes and back splash leave no element of style unturned. Open floor plan with spacious great room with faux custom ceiling. Formal or daily dining area offers a daily morning view of your elegant pool with fountain and the 3rd golf tee beyond. This interior floor plan has flex rooms offer variety for the owners needs in addition to the three bedrooms. Spacious master bedroom with tray ceiling and elegant master bath. His and Her closets. Additional two bedrooms and roomy Laundry room with built in cabinets, sink and sunny window. This NorthHampton floor plan offers a functional owner's entry off the three car garage. This house has the new Tesla Powerwall energy feature that costs nearly \$100,000 for security in case of a power outage. The stunning outdoor areas are eye widening with the pool and fountain ambiance and so much room for seating indoors and out. One of the best to be seen. Fire pit and seating beyond the lanai offers ideal entertainment area as well. If you want fine Florida living in a community that offers four fitness centers and four community pools, restaurants, spa, and entertainment, you found your house. Please see today.

Land, Site, and Tax Information

Legal Desc: SEC 13 TWP 16 RGE 20 PLAT BOOK 013 PAGE 087 CANDLER HILLS WEST POD Q LOT 28
SE/TP/RG: 13-16S-20E
Subdivision #:
Tax ID: 3531-1700-28
Taxes: \$6,263
Homestead: Yes **CDD:** No
AG Exemption YN:
Ownership: Fee Simple
Zoning: PUD
Future Land Use:
Zoning Comp:
Tax Year: 2022
Annual CDD Fee:
Development:
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Total Units:
Lot Size Acres: 0.42
Block/Parcel: 3531-17
Book/Page: 013-087
Front Exposure: West
Lot #: 28
Other Exemptions:
Subdiv/Condo:
Bldg Name/#:
Total # of Floors: 1
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions: 140x132
Planned Unit Dev:
Census Tract:
Lot Size: 18,295 SqFt / 1,700 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Heat Pump
Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Solar, Street Lights, Water Connected
Sewer: Private Sewer
Water: None
Fireplace: No
Heated Area Source: Public Records
Total Area Source: Public Records
Appliances Incl: Built-In Oven, Cooktop, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Water Softener
Flooring Covering: Tile, Vinyl, Wood
Interior Feat: Ceiling Fans(s), Crown Molding, High Ceiling(s), Open Floorplan, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Window Treatments
of Wells:
of Septics:

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Kitchen	First	13x20			
Living Room	First	17x25			
Master Bedroom	First	13x18		Walk-in Closet	
Master Bathroom	First				

Exterior Information

Ext Construction: Block, Concrete, Stucco
Roof: Shingle
Foundation: Slab
Property Description:
Ext Features: Irrigation System, Lighting, Sliding Doors
Pool: Private, Community
Pool Features: Chlorine Free, Gunite/Concrete, Heated, In Ground, Lighting, Salt Water, Screen Enclosure
View: Golf Course, Pool
Road Surface Type: Asphalt
Garage Dim: , **Attached Garage Y/N:** Yes
Property Attached:
Architectural Style: Craftsman, Florida
Pool Dimensions:
Spa: Yes-Other
Vegetation: Trees/Landscaped

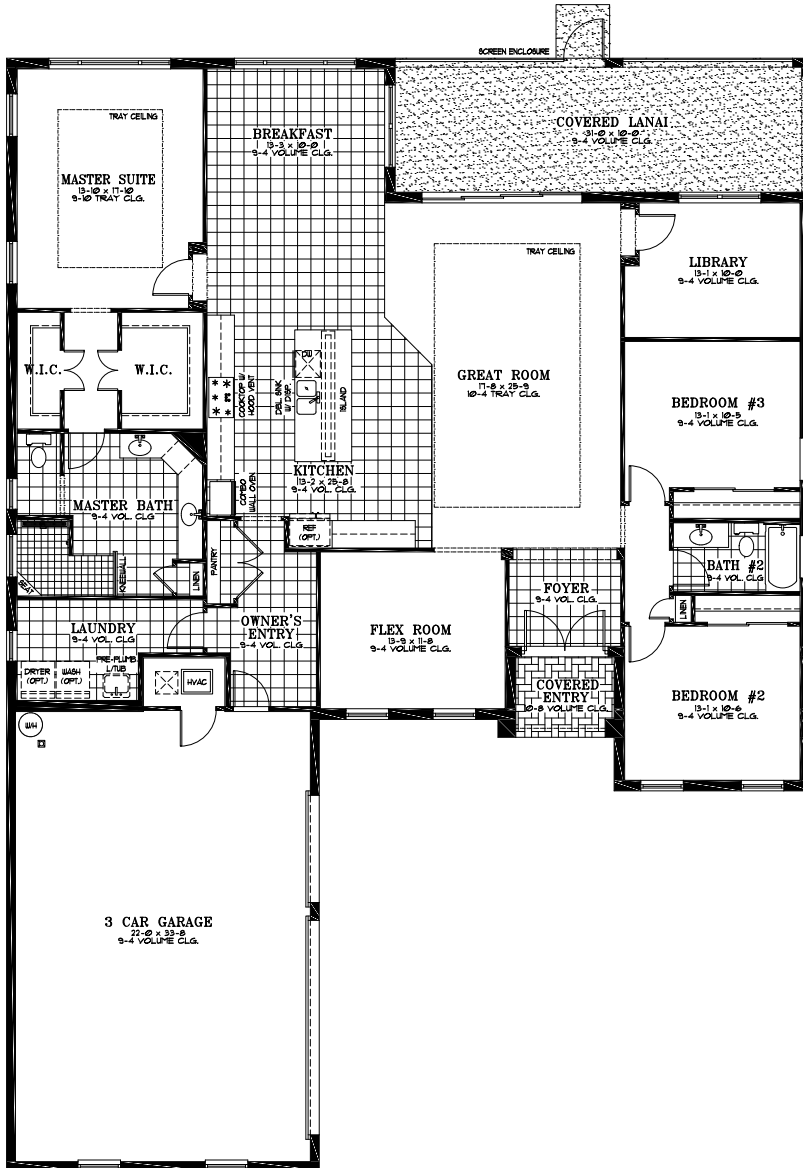
Green Features

Community Information

Community Features: Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf Community, Park, Pool, Restaurant, Tennis Courts
Fee Includes: Community Pool, Recreational Facilities
HOA / Comm Assn: Yes **HOA Fee:** \$300.00 / Required
Monthly HOA Amount: \$300
Max Pet Wt:
Association/Manager Name: Lori Sands
Association Email: lori_sands@otowfl.com
Master Assn/Name: Yes / On Top of the World
HOA Pmt Sched: Monthly
Other Fee:
Pet Restrictions: javascript: __doPostBack('m_lbSubmit','')
Association/Manager Contact Phone: 352-873-0848 #7
Association URL: otowinfo.com
Master Assn Fee: \$0.00 /
Mo Maint\$(add HOA):
Housing for Older Per: Yes

Northampton

ESTATE SERIES | SALES PLAN-L



Northhampton model on oversized lot on 3rd tee of Candler Hills golf course.

Upgrades:

Master Bath:

Enlarged shower with rain shower

1st Office

Built in Cabinets with Custom granite counter

Cork Wall

3rd Office

Chandelier

Great Room

Build in Book Cases

Stone Wall

Granite counter with cabinets below

Custom Faux Painted fresco ceiling

Kitchen:

Upgraded Cabinets

Pot Filler

Top of the line GE Café appliances including French door Oven, convection / microwave

Upgraded Island lights

Upgraded sink

Reverse Osmosis drinking water spigot

Pool

13 x 30' salt water pool,

Pentair automation system.

2 Heaters,

Salt cell and ozonator,

"cool touch" pavers

"Florida Glass for privacy

26 X 50 cage

Gas firepit

Includes TEC Infrared glass grill

Garage

Cabinets and counters all back and side wall

Ceiling Storage

Floor Sealed

Whole House

Upgraded manufactured plank floors

Whole house water softener

Solar Cells

2 Tesla Power Walls

Over 100,000 spent removing all grass and replacing it with stone, bushes, trees and palms.

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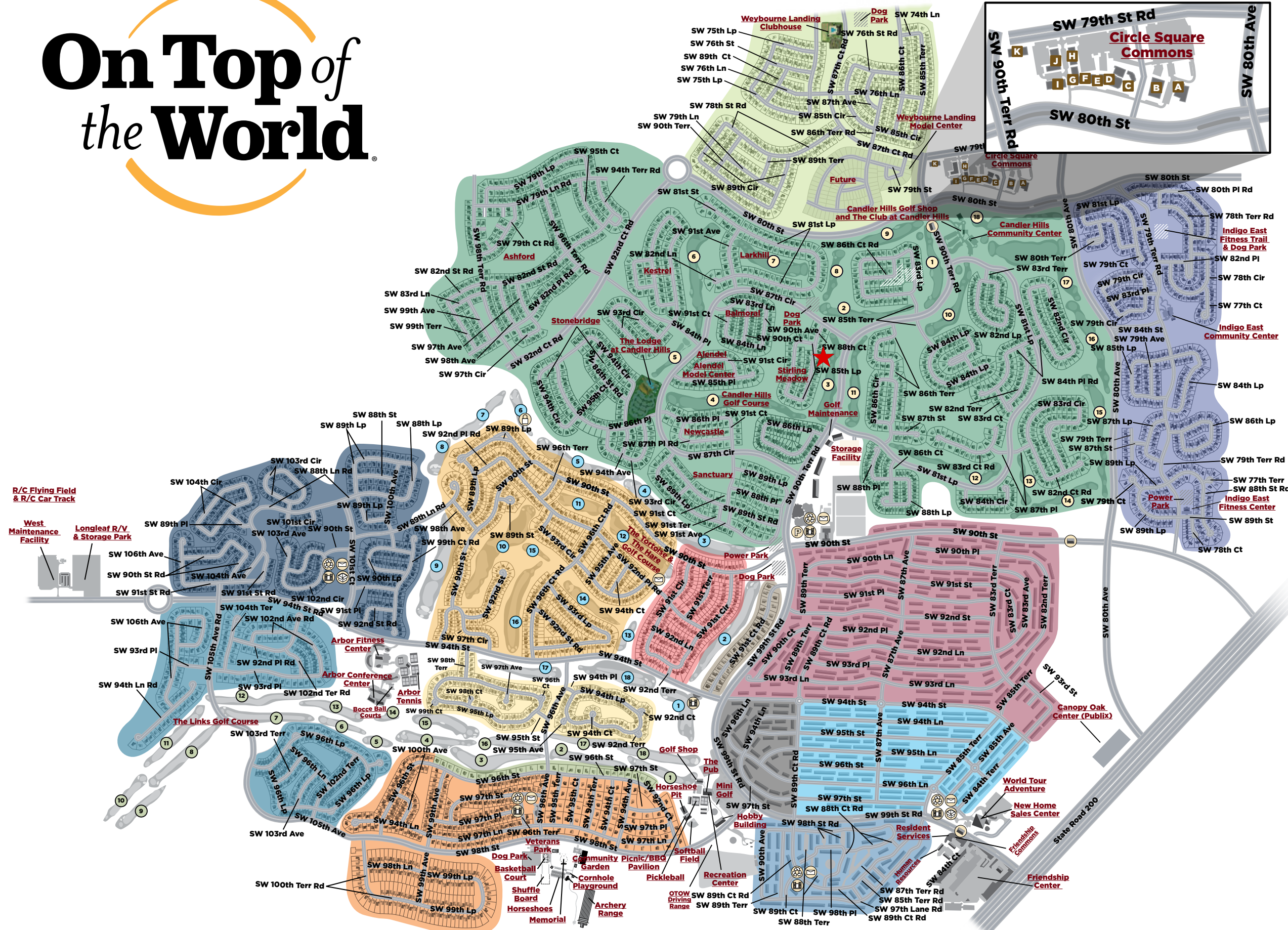
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On Top of the World



Neighborhoods

- Candler Hills
- Indigo East
- Weybourne Landing
- Windsor
- Avalon
- Providence
- Williamsburg
- Friendship Colony
- Friendship Park
- Friendship Village
- Crescent Ridge
- Americana Village
- Crescent Green
- Renaissance Park
- Longleaf Ridge

Circle Square Commons

- A** The Ranch Fitness Center & Spa
- B** Circle Square Cultural Center
- C** The Town Square
- D** On Top of the World Real Estate of Marion, LLC
- E** Bridgenet Communications
- F** Master the Possibilities
- G** Sid's Coffee Shop & Deli
- H** Bay Laurel Center CDD
- I** Accounting
- J** World Design Studio
- K** Construction & Estimating

Amenities

- Restricted Access
- Mailboxes
- Recycling
- Compactor/Garbage
- Cardboard
- Playground/Basketball
- Gate

On Top of the World.

THE PREMIER 55+ ACTIVE ADULT RETIREMENT COMMUNITY IN FLORIDA

The retirement community in Florida of On Top of the World Communities is an award-winning, family owned building and land development company. The community is a leader in the industry both in recreational activities & amenities, and utilizing superior construction methods while building energy efficient homes.

With unmatched recreational activities and amenities, there are plenty of opportunities for swimming, tennis, fitness classes, pickleball, archery, billiards, softball, and much more. The real test of an active adult community is the quantity and quality of the recreational activities and programs designed to engage residents every day, all year long. With a full time planner dedicated to recreational activities on staff, On Top of the World Communities is home to a wide array of concerts, dances, parties, theatre, get-togethers, happy hours as well as more than 175 resident clubs, and social and service organizations.





Busch Realty is a leader in residential and commercial real estate sales in Ocala, Florida. Our dedicated professional agents make your property acquisition or sale a streamlined process and aim for the most efficient results. We go the extra mile to listen to your objectives and achieve your goals.

As a client of ours we start with an interview to listen carefully to learn as much as we can about your property or the property you want to buy, your price range, your location and other requirements.

Taking this data in consideration we compare it to the market comparable properties and recommend pricing to make recommendations and advise to determine our target market.

Our Brokerage is not a national chain, you do not get lost with poor communication. We answer our phones and respond quickly. We harness the power of technology, but personally assist you with your questions and real estate needs. Being a brokerage since 1985 with experienced professionals, we take your business very seriously.

Whether you need a house, office, multi-family or income producing asset, commercial building, retail lease, or land to build a house or business; we can help. Your real estate is an investment and you should have a real estate professional on your team.



Lori J. Busch, Broker

Busch Realty

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