



OFFERING MEMORANDUM

7 RESIDENTIAL LOTS AT WELLINGTON AT SEVEN HILLS

CANDLESTONE COURT, SPRING HILL, FL 34609

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Eshenbaugh
LAND COMPANY

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

The opportunity is to purchase in bulk 7 developed residential lots, located in Wellington at Seven Hills, which is a 55+ community. 2 of the lots are located on a Golf Course. 3 of the lots are single family and 4 of the lots are planned for villa product. Seller will not subdivide. Wellington at Seven Hills also includes a clubhouse, that provides residents with tennis courts, a spacious pool, billiards room, library, and gym. Other incentives include the Sioux City Grill, located inside of the community. In close proximity to Bayfront Health at Spring Hill.

LOCATION DESCRIPTION

Located in Wellington at Severn Hills, Spring Hill, Hernando County, FL 34609. Development is north of the County Line, and surrounded by multiple other communities.

PROPERTY SIZE

7 Developed Lots; SF lots range from 45' wide to 68' wide by at-least 110' deep. Villa Product lots are 112' deep and pie shaped.

HOA

The lots are part of the Wellington master HOA which includes basic cable in the \$165/month dues. Additionally, the villa product has dues of \$145/month and the patio lots have dues of \$134/month.

PARCEL ID

R31 223 18 3543 0000 1074; R31 223 18 3506 0000 4130; R31 223 18 3503 0000 0690; R31 223 18 3503 0000 0700; R31 223 18 3503 0000 0820; R31 223 18 3503 0000 0810; R31 223 18 3503 0000 0800; R31 223 18 3503 0000 0790

PRICE

\$154,000 bulk purchase

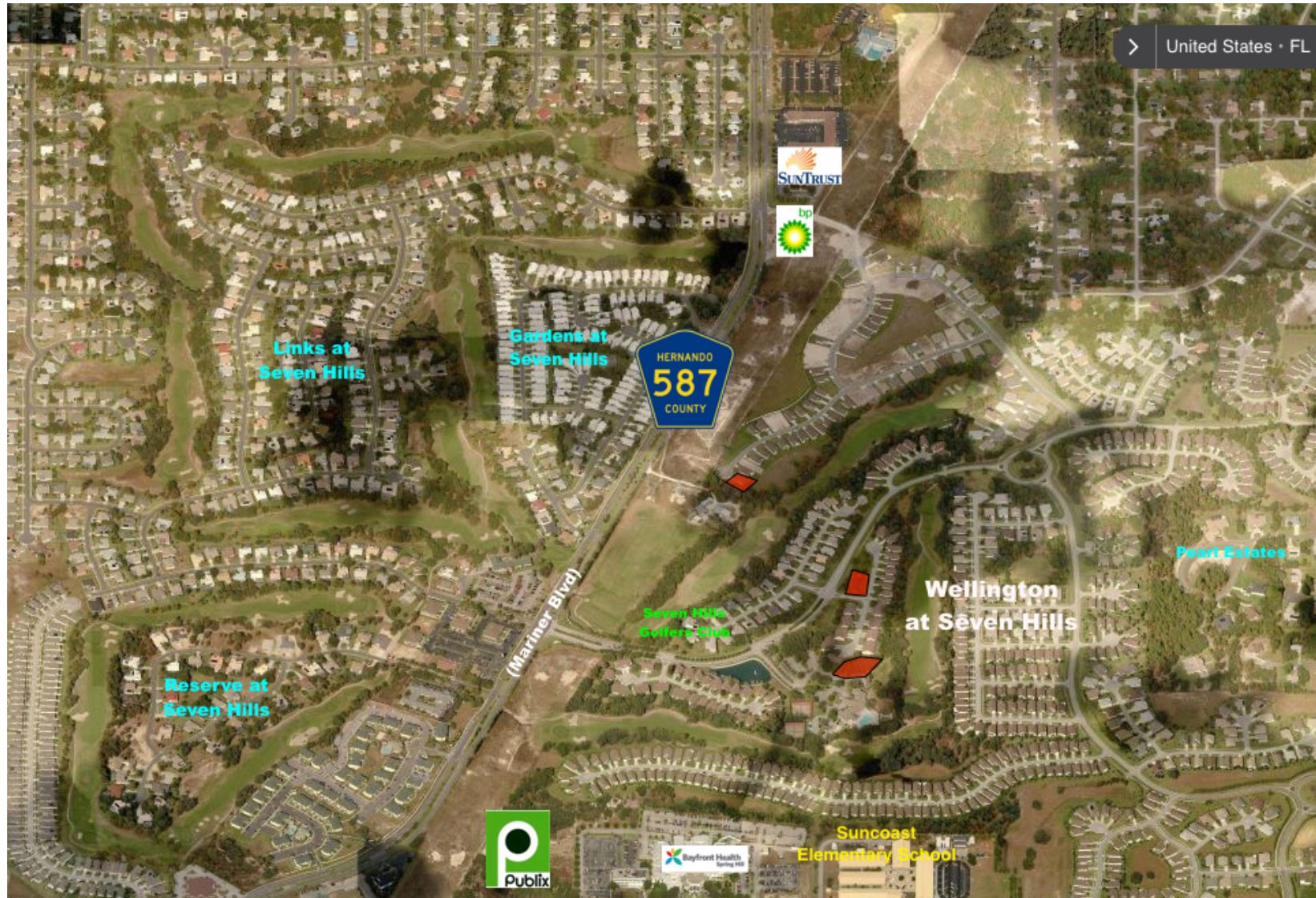
BROKER CONTACT INFO

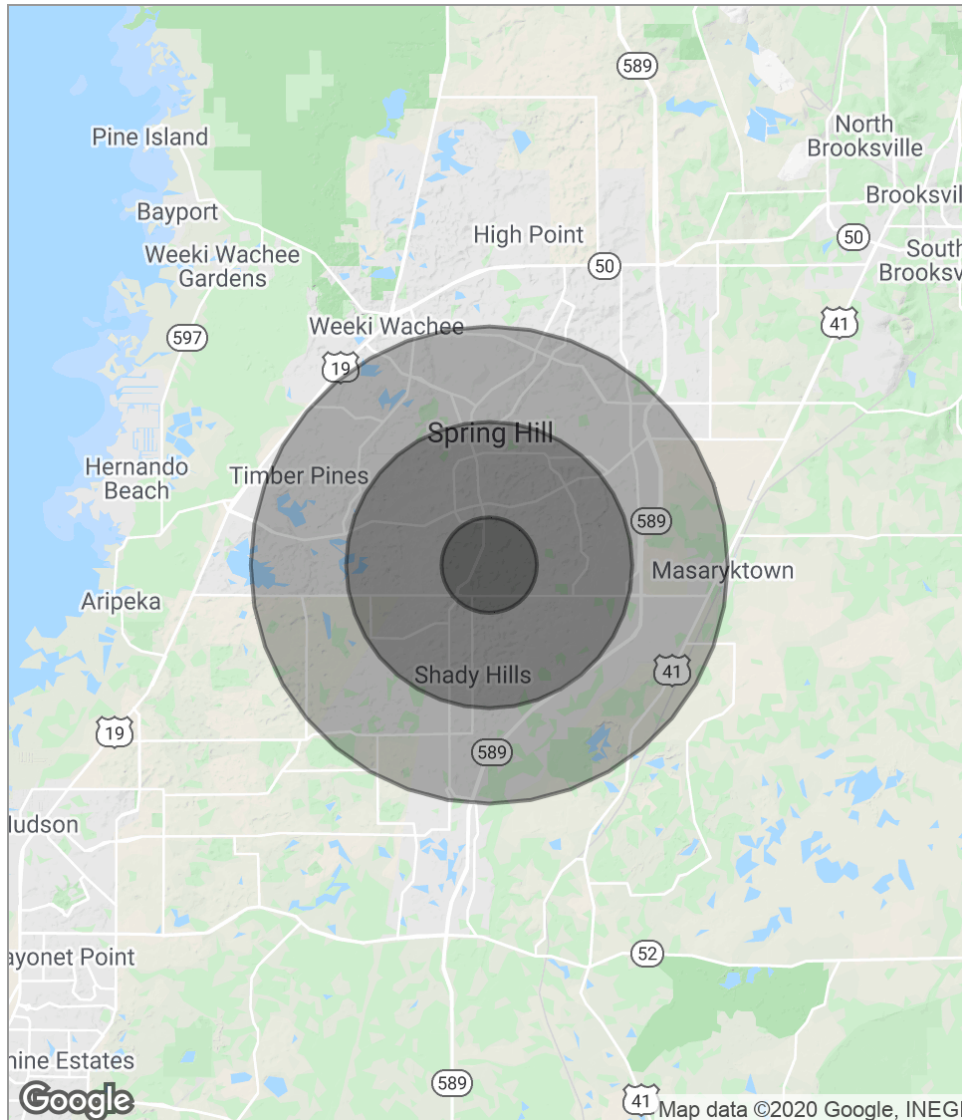
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,951	40,247	95,774
Median age	55.4	46.7	45.9
Median age (Male)	55.5	45.9	45.5
Median age (Female)	55.2	48.1	46.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,089	16,411	39,273
# of persons per HH	2.4	2.5	2.4
Average HH income	\$58,241	\$53,747	\$52,506
Average house value	\$214,682	\$194,451	\$184,390

** Demographic data derived from 2010 US Census*



