



*Fall in Love  
with...*



*A 55+  
Active-Lifestyle Community*

### *Our Location*

Ideally located in North Central Florida, the intimate enclave of The Falls of Ocala welcomes you with a cascading waterfall, rolling hills and stately oaks. The peaceful surrounding countryside offers vistas of some of the area's most prestigious horse farms, and excellent golfing and great fresh and saltwater fishing are nearby.

Our prime location is only an hour's drive to Florida's east or west coast, as well as the many attractions in

Tampa and Orlando. Locals and visitors enjoy the renowned Silver Springs Nature Theme Park, the Appleton Museum of Art and the Ocala Civic Theatre. Many fine restaurants, hos-



pitals, medical facilities and everything from eclectic boutiques to regional shopping malls are a short drive.

### *Our Community*

As a property owner in The Falls of Ocala, you'll enjoy a spacious homesite (approximately 75' x 100') and state-of-the-art construction. And with only 185 homes, you'll have that friendly, community atmosphere you hoped for in your retirement.

Residents enjoy year-round social gatherings at our clubhouse, which features a large clubroom with fireplace, dance floor, spacious kitchen facility, fitness room, sauna, billiards/ping pong and swimming pool.

### *Our Home Features*

We are exceptionally proud of our lovely residential community at The Falls of Ocala and are delighted to offer homeowners an outstanding value that includes elegant designer features, such as:



- .. textured sheetrock walls
- .. 9-foot volume ceilings
- .. 18-inch ceramic tile floors
- .. rounded cornerbeads
- .. island kitchens with upgraded appliances
- .. high-hat recessed lighting
- .. coffered ceilings & indirect lighting
- .. wood raised-panel cabinets w/crown molding
- .. 2-inch faux-wood blinds or verticals
- .. covered and screened lanai
- .. two-car garage w/windows and exterior door
- .. fantastic floor plans
- .. and more!!!

### *Our Pricing & Availability*

Phase I is expected to close out before the end of Winter 2008, and Phase II will break ground in Summer 2009. New home construction prices, including lot, range from the mid-\$100s to low-\$200s and from 1,433 SF to over 2,000 SF under air. Anyone needing to close quickly may select from several pre-owned homes and new spec homes in inventory . . . or you may select your lot, favorite model, customized options and expect a move-in date within four months.

### *Our Invitation*

Don't miss this opportunity to be a part of the wonderful 55+ active lifestyle at The Falls of Ocala. It would be our pleasure to welcome you to our community where you can tour our decorated models. We're convinced that when you visit . . .

*You'll Fall in Love with The Falls of Ocala!*

Call or go online at [www.thefallsofocala.com](http://www.thefallsofocala.com) for further information on floor plans and pricing.



[www.thefallsofocala.com](http://www.thefallsofocala.com)

*Select Your Dream Home Today!*

*352.854.0114 or 800.993.2557*



Directions: Take I-75 to Exit 352 (SR 40). Go west 4.5 miles. Turn left on SW 80th Avenue to The Falls of Ocala 1/8 mile on the left.

### *The Falls of Ocala*

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Ocala, FL 34474

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## Frequently

### Asked

### Questions . . .



Q *How much is the Homeowners' Association Fee?*

A The monthly Homeowners' Association Fee is \$128, which includes common grounds maintenance, maintenance of the clubhouse and pool, basic lawn care and water/sewer.

Q *What does it mean to be a 55+ community?*

A As a 55+ community, we are registered with the State of Florida and comply with regulations which state that at least 80% of the persons living in the community have a household member at least 55 years of age. Our by-laws also read that no one under the age of 45 may live in the home. Of course, children and grandchildren are welcome visitors.

Q *Are hospitals/medical facilities nearby?*

A Yes. Marion County's state-of-the-art health facilities--Munroe Regional Medical Center, Ocala Regional Medical Center and West Marion Community Hospital--as well as family physicians and specialists of all kinds, are within approximately 15 minutes of The Falls of Ocala.

Q *What is the population of Ocala/Marion County?*

A Marion County has a population of around 250,000 with 20 percent making their home in Ocala. Marion County ranks 20 out of the most populous counties in Florida.



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*Phase II Opening Late 2006*

*Visit our designer-decorated models!*

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