

New Home for Sale



The Niagara

7922 SW 7th Place
Ocala, FL 34474

To view this home call us at

Ron (352) 854-0114 Cell (352) 553-3649

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Features and Facts

- ❖ Deed Restricted 55+ Community
- ❖ New Construction
- ❖ Approx 7500sq.ft home site
- ❖ Concrete Footer foundation
- ❖ Attached 20' x 20' 2 car garage with door opener
- ❖ 4 ton HVAC heat pump
- ❖ Insulated windows
- ❖ Vault Ceiling
- ❖ Sliding Glass doors to large screen porch
- ❖ Aluminum gutters
- ❖ Huge Dream Kitchen
- ❖ GE side by side refer
- ❖ GE smooth top range

Features and Facts

- ❖ Lots of counters & cabinets
- ❖ Built in desk
- ❖ Energy-efficient electric water heater
- ❖ Deadbolts on entrance doors
- ❖ Large master bedroom suite
- ❖ Ample double closet space
- ❖ Ceiling fans in all rooms
- ❖ GE Built-in microwave
- ❖ Disposal unit
- ❖ Formal dining room
- ❖ 3 bedrooms 2 bath
- ❖ Large glamour tub
- ❖ Large 2 seat shower stall

Room Sizes

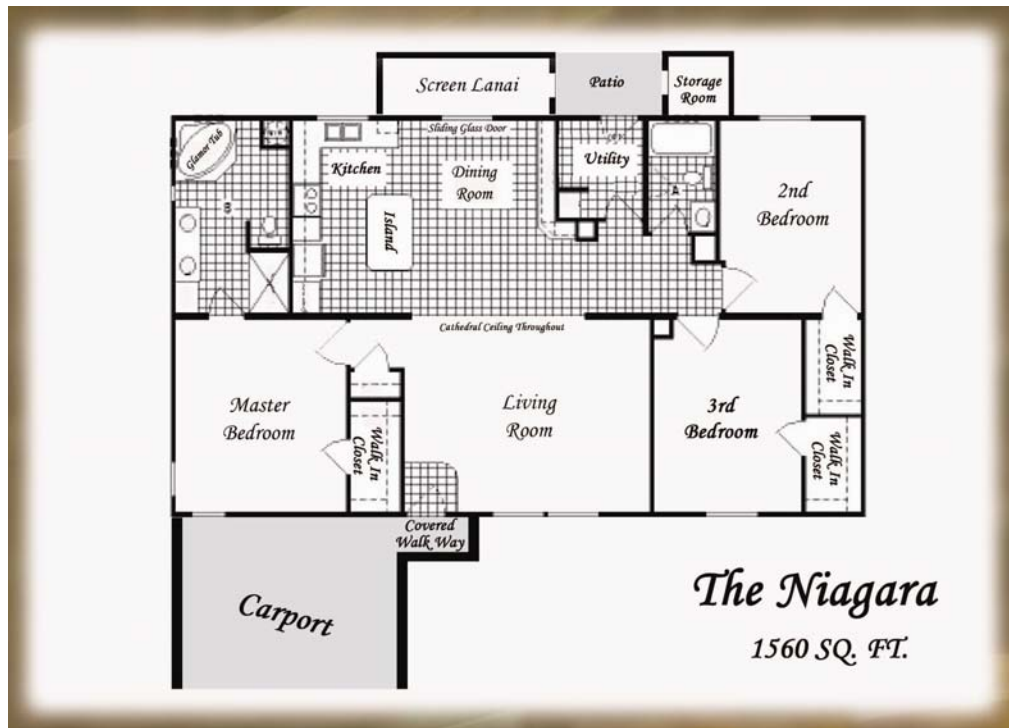
- ❖ Living room - 15' x 18'8"
- ❖ Dining room - 15' x 11'10"
- ❖ Kitchen - 13' x 8'
- ❖ Master Suite - 15' x 13'4"
- ❖ 2 Bedroom - 15' x 11'2"
- ❖ 3 Bedroom - 15' x 11'4"
- ❖ Screen Room - 10' x 13'
- ❖ Storage Room - 10' x 10'
- ❖ Covered Patio - 10' x 10'
- ❖ Carport - 22' x 20'

HVAC Total = 1560 sq. feet
Total = 2330 sq. feet

Costs

- ❖ Selling price: ~~\$159,500~~
- ❖ Reduced price: \$149,500
- ❖ Approx Prop taxes: \$1,150

Floor Plan



Interior Pictures

