



Longleaf Neighborhood 3 Offering Summary

Finished Lots Available in New Port Richey, FL

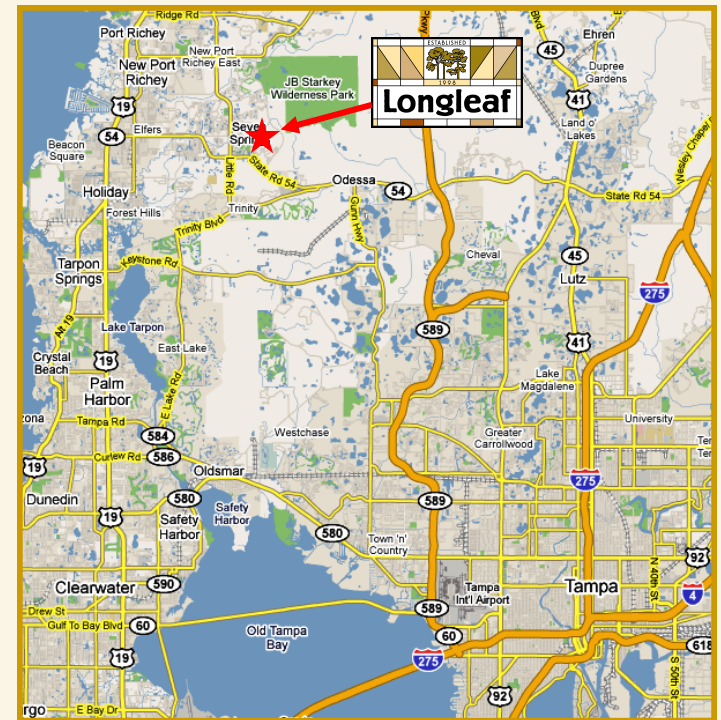
A town to call home



Community Description

Longleaf is a traditional neighborhood development reminiscent of the small towns of America. It was developed to create friendly neighborhood settings that foster the bonds of community through daily casual contact. The combination of neighborhood squares, front porches and a mix of residents creates new communities like the small towns of days past.

Longleaf has been recognized as a certified green community by the Florida Green Building Coalition. The community's amenities include a community center with a pool, playgrounds, pocket parks, and a quaint village center. The community is substantially developed with 3 out of 4 phases already completed.



Location

Located in Southwestern Pasco County along State Road 54 and Starkey Boulevard, Longleaf is set in the heart of one of the Tampa area's fastest growing corridors. Situated less than 7 miles west of the Suncoast Parkway, the community lies within close proximity of the newly-opened and award-winning Medical Center of Trinity, Starkey Wilderness Reserve, New Port Richey Government Center and a plethora of retail options. Longleaf Elementary is located within the community.

Neighborhood 3 Lot Offering Summary

Finished Lots For Sale:

- 1 - 42' Single Family Lot
- 19 - 22' (Average) Townhome Lots
 - 12 Lots located Bumelia Lane
 - 7 Lots located on Marsha Drive
 - *Townhome Lots May Be Converted to Single Family

Entitlement:

- Zoning: MPUD (Pasco County)

Schools:

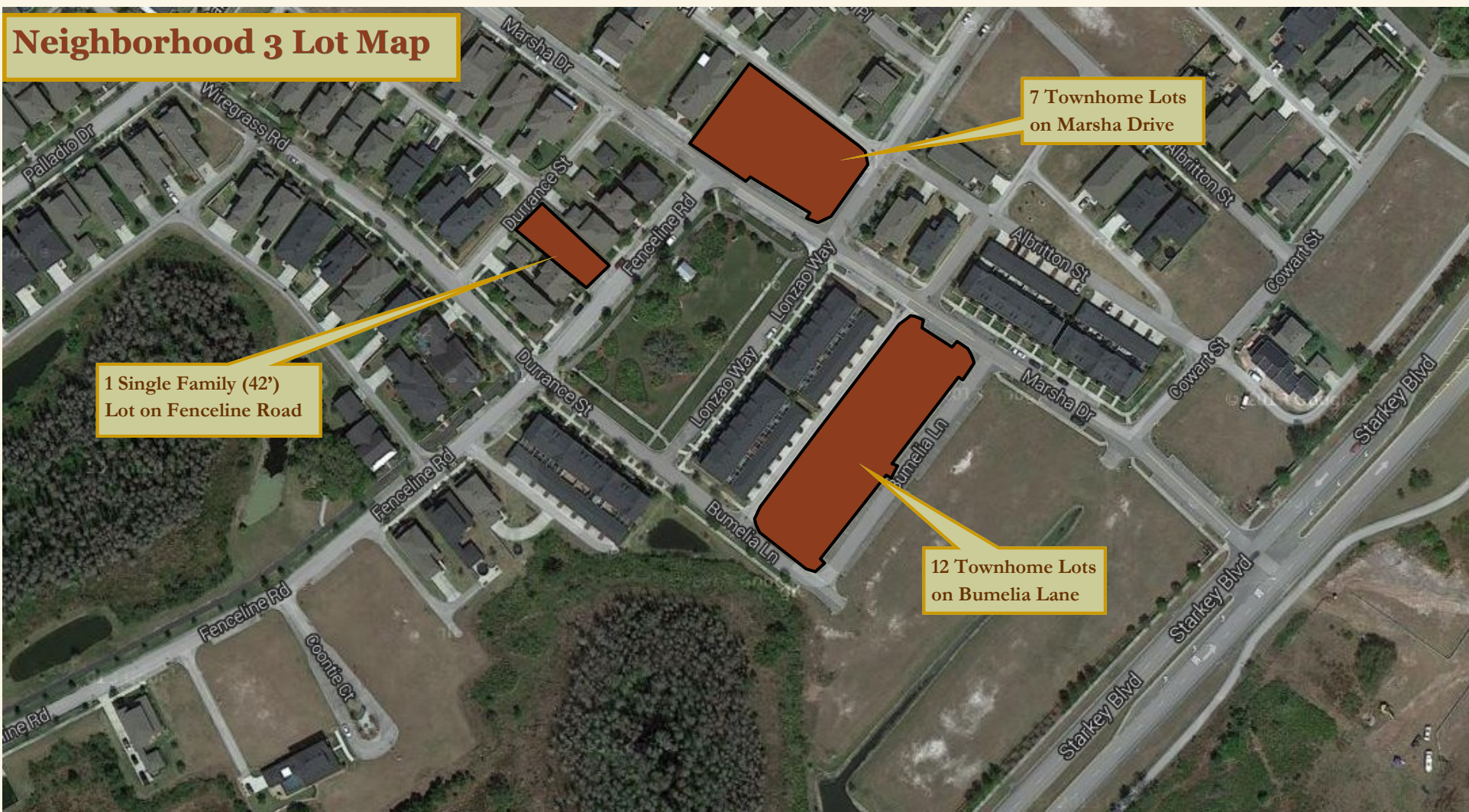
- An all "A"-rated school district
- Longleaf Elementary (Located within the community)
- Seven Springs Middle
- J.W. Mitchell High

Lot Standards Table

	Detached			Multi-Family
	Single Family	Small Single Family	Zero Lot Line	Townhome
Min. Lot Area (Sq. Ft)	4,000	2,520	3,150	1,080
Min. Lot Width	40'	28'	35'	16'
Min. Lot Depth	90'	60'	90'	60'
Max. Bldg. Coverage	65%	80%	80%	80%
Front Setback	10'	10'	5'	10'
Side Setback	2'/6'	2'/6'	0-8'	0-8'
Rear Setback	-	-	-	-
Rear Setback w/Common Drive	2.5'	2.5'	2.5'	2.5'
Rear Setback w/o Common Drive	5'/10'	5'	5'/10'	5'
Rear Setback for Pool Enclosure w/Common Drive	2.5'	2.5'	2.5'	2.5'
Rear Setback for Pool Enclosure w/o Common Drive	5'	5'	5'	5'
Max. Bldg. Height Except w/ Chimneys	35'	35'	35'	35'
Dist. Between Structures	8'	8'	8'	8'



Neighborhood 3 Lot Map



1 Single Family (42')
Lot on Fenceline Road

7 Townhome Lots
on Marsha Drive

12 Townhome Lots
on Bumelia Lane



Longleaf Community Development District

Product Type:	Annual Debt Service:	Annual O & M ¹ :	Street Light Assessment:
42' Single Family	\$750	\$622	\$110
50' Single Family	\$800	\$830	\$110
60' Single Family	\$850	\$1,037	\$110
Estate Lot	\$1,499	\$1,551	\$110
Townhome	\$450	\$207	\$110
Condo/MF	\$450	\$207	\$110

¹ O & M can vary on an annual basis

The Longleaf CDD maintains streets and community amenities such as parks, pools, etc.

Longleaf Home Owners Association

- Longleaf Neighborhood Association (LNA)
- Services Provided: Administrative, Financial, Architectural Review, Enforcement Activities, Legal, and Insurance Provision
- One time capital contribution of \$125 at closing
- Annual Assessment of \$440/year which includes Bighthouse basic cable and trash pick-up
- Townhomes pay an additional \$161/month for maintenance (can be adjusted)

Offering Instructions

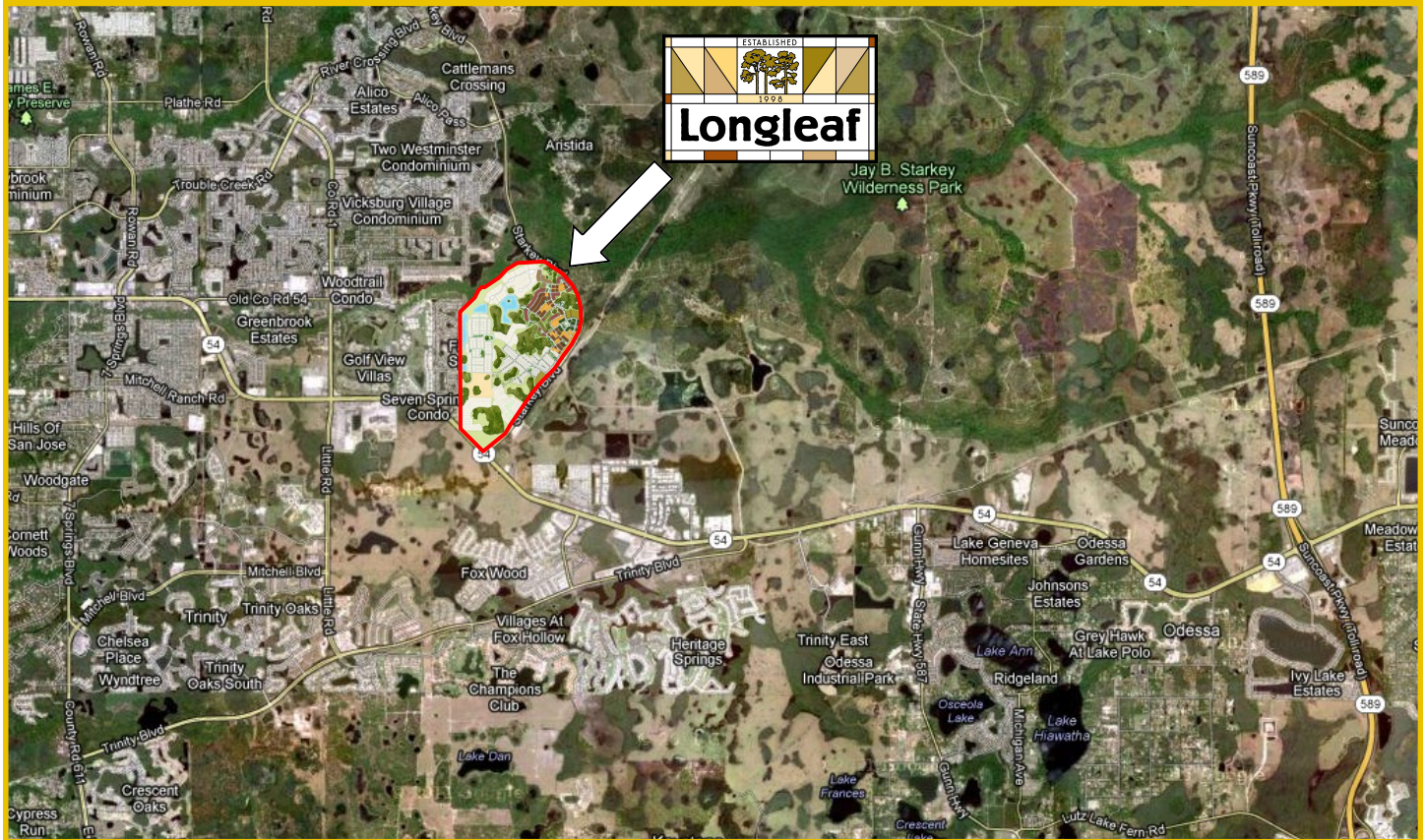
- Offers may be mailed or emailed to Jeff Reader at the following address:
 - Jeff Reader
Reader & Partners LLC
5850 T.G. Lee Boulevard Suite 200
Orlando, FL 32822
Office: (407) 856 - 4899 ext. 235
Cell: (321) 543-1199
Email: jeff@readerpartners.com
- Seller has not employed a broker. Any and all outside commissions are to be paid by the buyer.
- Please contact us with any questions or requests for additional information





FOR SALE

Multi-Family Apartment Land New Port Richey, FL



FEATURES

LOCATION:	Starkey Boulevard and SR 54, New Port Richey, FL
ZONING:	MPUD (Pasco County) - Approved for up to 107 Units
SIZE:	3.9 Acre Pad-Ready Site within Longleaf's Neighborhood 3

COMMUNITY DESCRIPTION

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FOR MORE INFORMATION PLEASE CONTACT

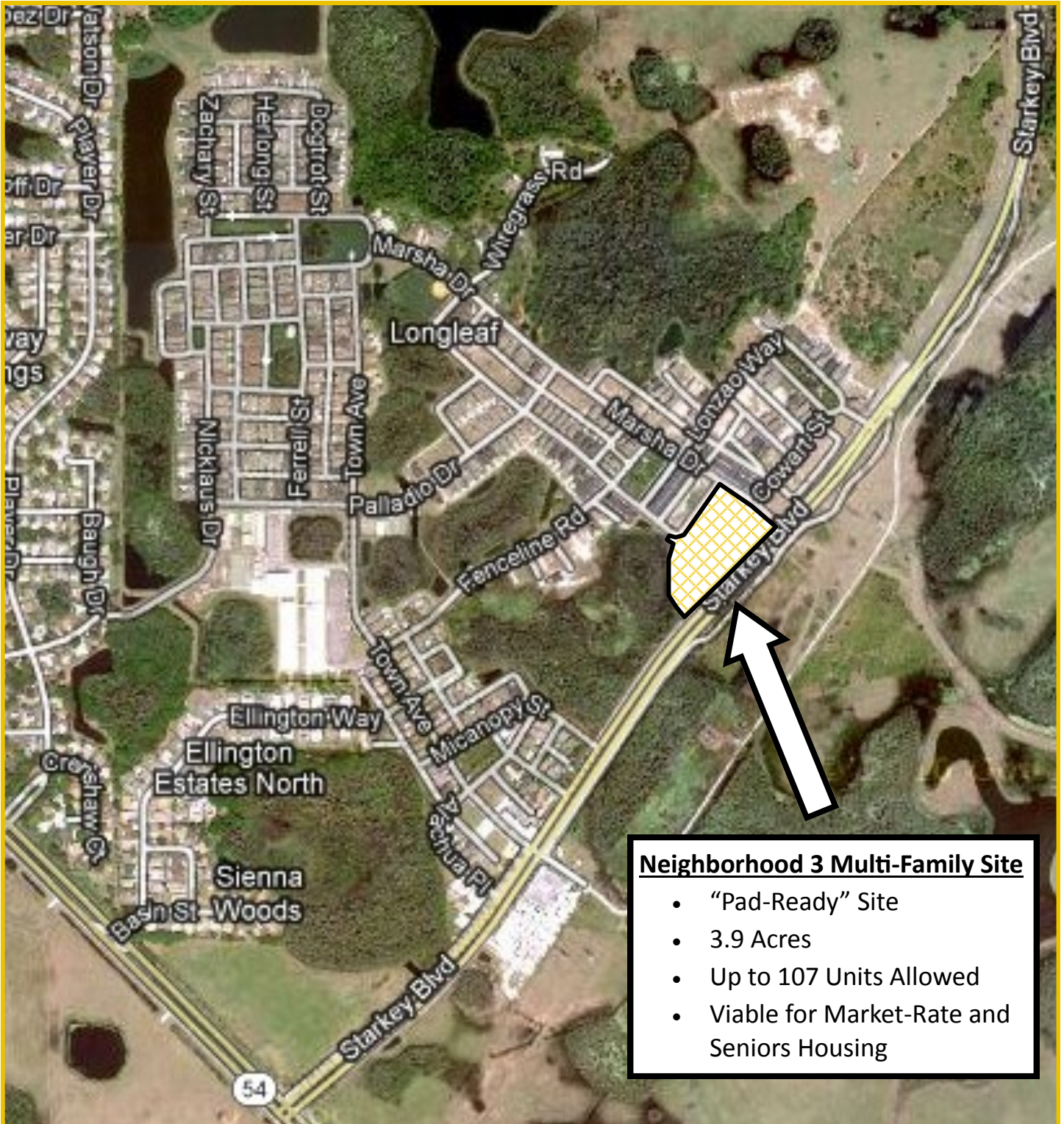
Jeff Reader
 Development Manager
 407.240-6187
jeff@readerpartners.com
www.readerpartners.com





FOR SALE

Multi-Family Apartment Land
New Port Richey, FL



Neighborhood 3 Multi-Family Site

- "Pad-Ready" Site
- 3.9 Acres
- Up to 107 Units Allowed
- Viable for Market-Rate and Seniors Housing