

Begin Your PICTURE TOUR...  
(...just a few seconds for the file to load - then...)



Keyboard RIGHT ARROW  
for next slide...



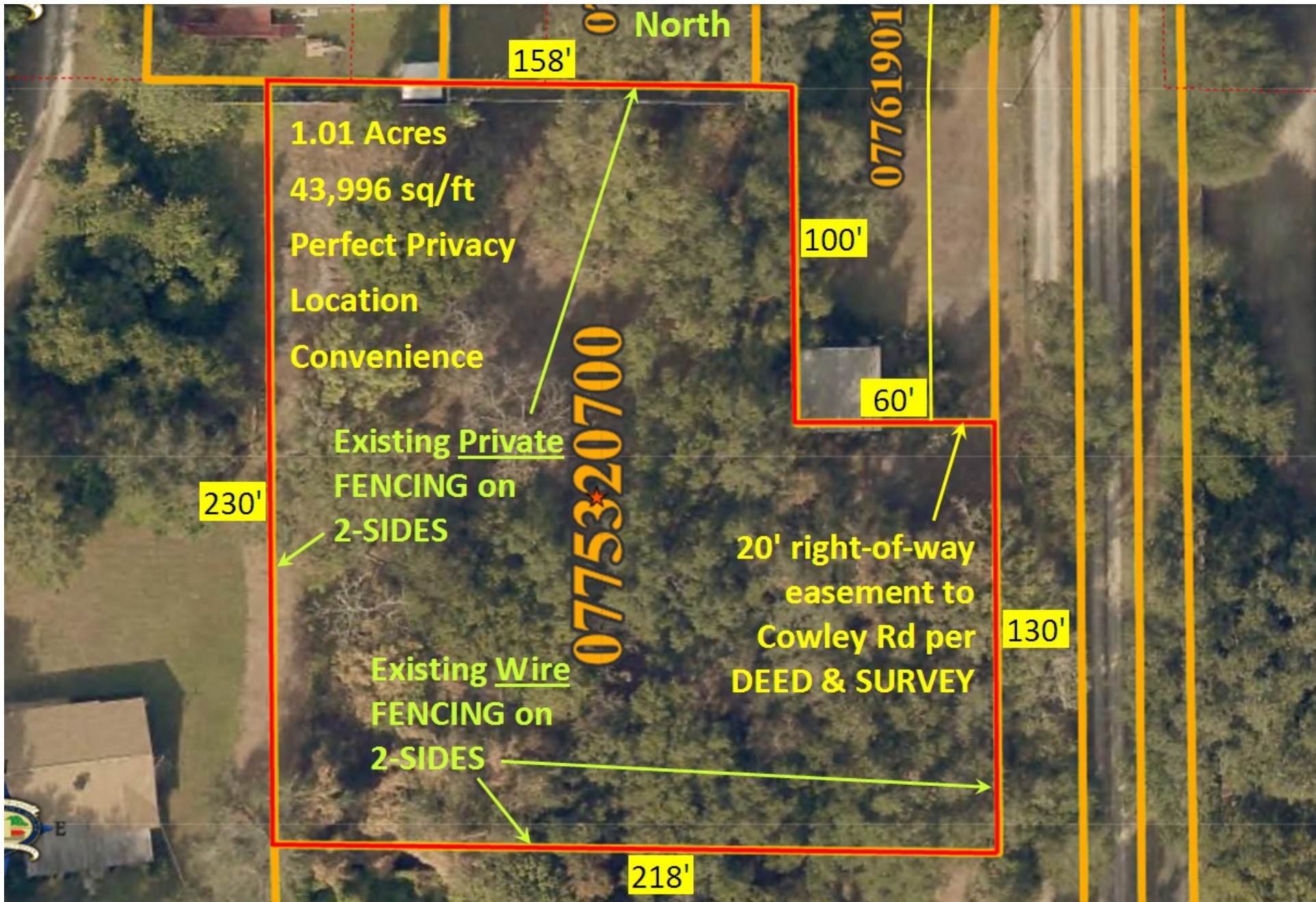
One acre private vacant land

Behind house @ **10235 Cowley Rd, Riverview, FL 33578**

Drive up the left hand side of the house & park in front of the 2<sup>nd</sup> Real Estate Sign

# DESCRIPTION

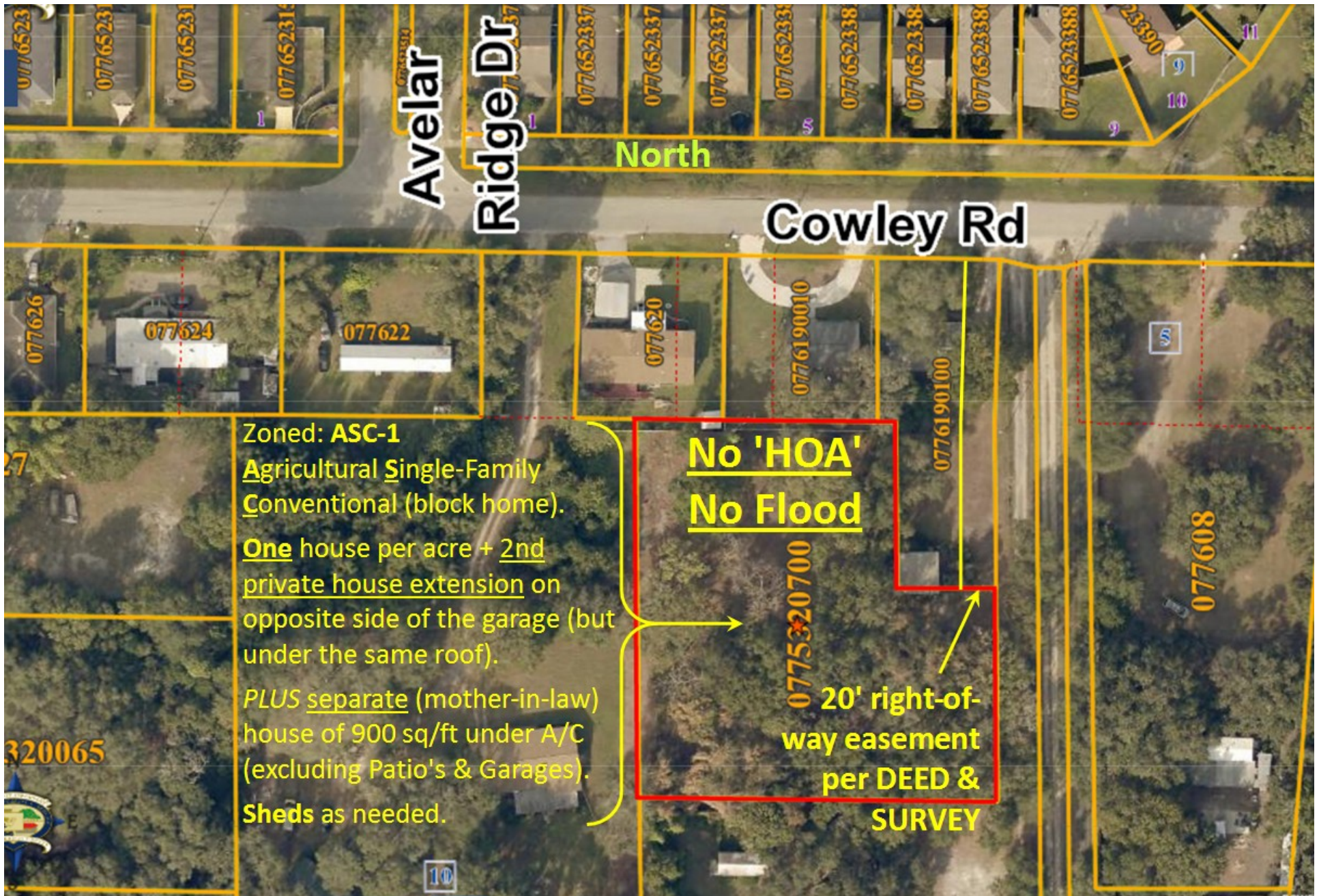
- Build your dream home/s in a perfect private location -- 1.01 Acre lot -- 43,996 sq/ft
- Zoned: ASC-1 -- One per acre -- Agricultural Single-Family Conventional (block house)
- Add 2<sup>nd</sup> House extension on the opposite side of the garage (but under the same roof)
- Also add a separate (**mother-in-law**) house of 900 sq/ft + Patio's & Garages
- No 'HOA ' -- No Flood
- Existing solid FENCING on 2-SIDES -- Existing Wire FENCING on the other 2-SIDES
- **TREES** that infringe with proposed construction may be removed -- also Unhealthy TREES
- 20' right-of-way easement to Cowley Rd per DEED & SURVEY (.pdf ATTACHED to listing)
- Right-of-way may be negotiated to be paved or laid with stone
- FINANCING: Cash or 80% financing to qualified buyers
- Buyer Due Diligence period written into the contract
- Septic to be installed -- Utilities available on Cowley Rd



Boundary dimensions



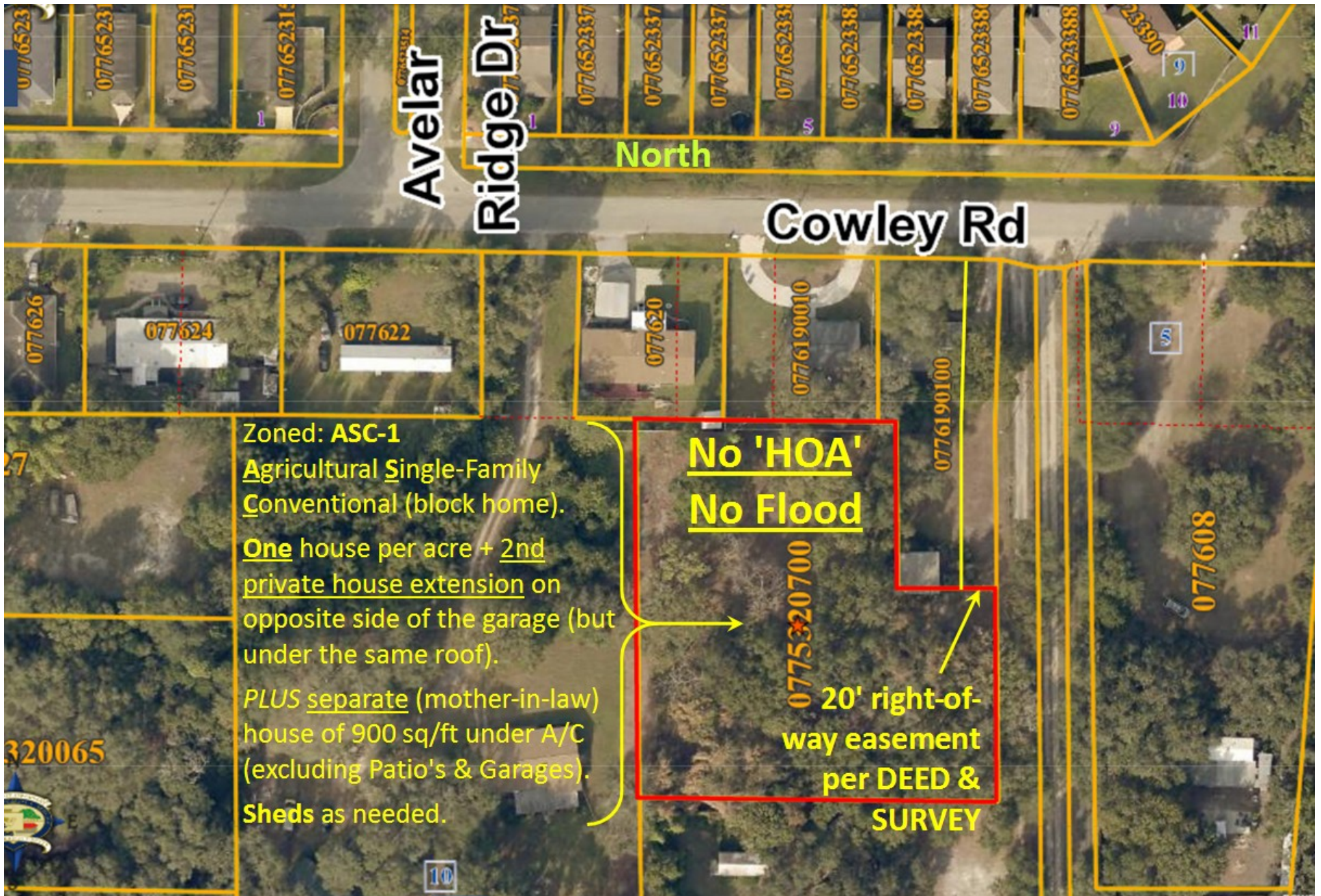
Fencing



Zoned: **ASC-1**  
Agricultural Single-Family  
Conventional (block home).  
One house per acre + 2nd  
private house extension on  
opposite side of the garage (but  
under the same roof).  
PLUS separate (mother-in-law)  
house of 900 sq/ft under A/C  
(excluding Patio's & Garages).  
**Sheds** as needed.

**No 'HOA'**  
**No Flood**  
**20' right-of-  
way easement  
per DEED &  
SURVEY**

Possibility of 2 houses, Bachelor pad, plus 900 sq/ft mother-in-law suite



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per DEED &  
SURVEY**

20' right-of-way deeded easement – may be surfaced



Great Location -- 1



Great Location -- 2





SW view



NW view



SE view



**Any TREES that infringe with proposed construction may be removed.**  
**Unhealthy TREES may also be removed.**

Tree info -- NE view



Easy & economical to CREATE an 'evergreen' PRIVACY PERIMETER in 3 years

## Leylandii care & maintenance

Establishing, pruning and diseases

Find out more →



## Leylandii – The Fastest Growing Conifer

Leylandii can make an excellent hedge if they are looked after properly. With this site we hope to provide information about Leylandii to help people look after their hedges without causing a nuisance to their neighbours.

Leylandii has many qualities which make it ideal as a hedge or, where space allows, as a specimen tree. It is the fastest growing conifer in the UK and is tolerant of a wide range of soil conditions including coastal areas and chalky soils. It will grow in a windy site so can provide an excellent shelter belt. Leylandii can be trimmed to a hedge of any size (we've kept one at 4ft/120cm tall for 25 years). As a specimen tree it has an elegant, columnar form with dense foliage.

Leylandii is also the best hedging plant at filtering out pollution including particulates from diesel engines. Planted near busy roads it can significantly reduce particulate pollution entering houses, office buildings and schools all year round. Research at The University of Sussex and The University of Southampton have shown that Leylandii is 40% better at filtering out particulate pollution than other native species such as hawthorn.

Easy & economical to CREATE an 'evergreen' PRIVACY PERIMETER in 3 years

Lawn & Garden / Plants & Planters / Plants, Bulbs & Seeds / Trees

### Lowe's 2.5-Quart Screening Leyland Cypress In Pot (With Soil)

Item #93234 | Model #000090.015.1

Shop Lowe's  71 



**\$9.98**

- Graceful pyramidal Evergreen
- Elegant dark green Foliage
- Excellent specimen



**Easy & Free Returns**

Return your new, unused item in-store or ship it back to us free of charge. [Learn More](#)

**This item is unavailable for purchase online**

In Store Only

Feedback

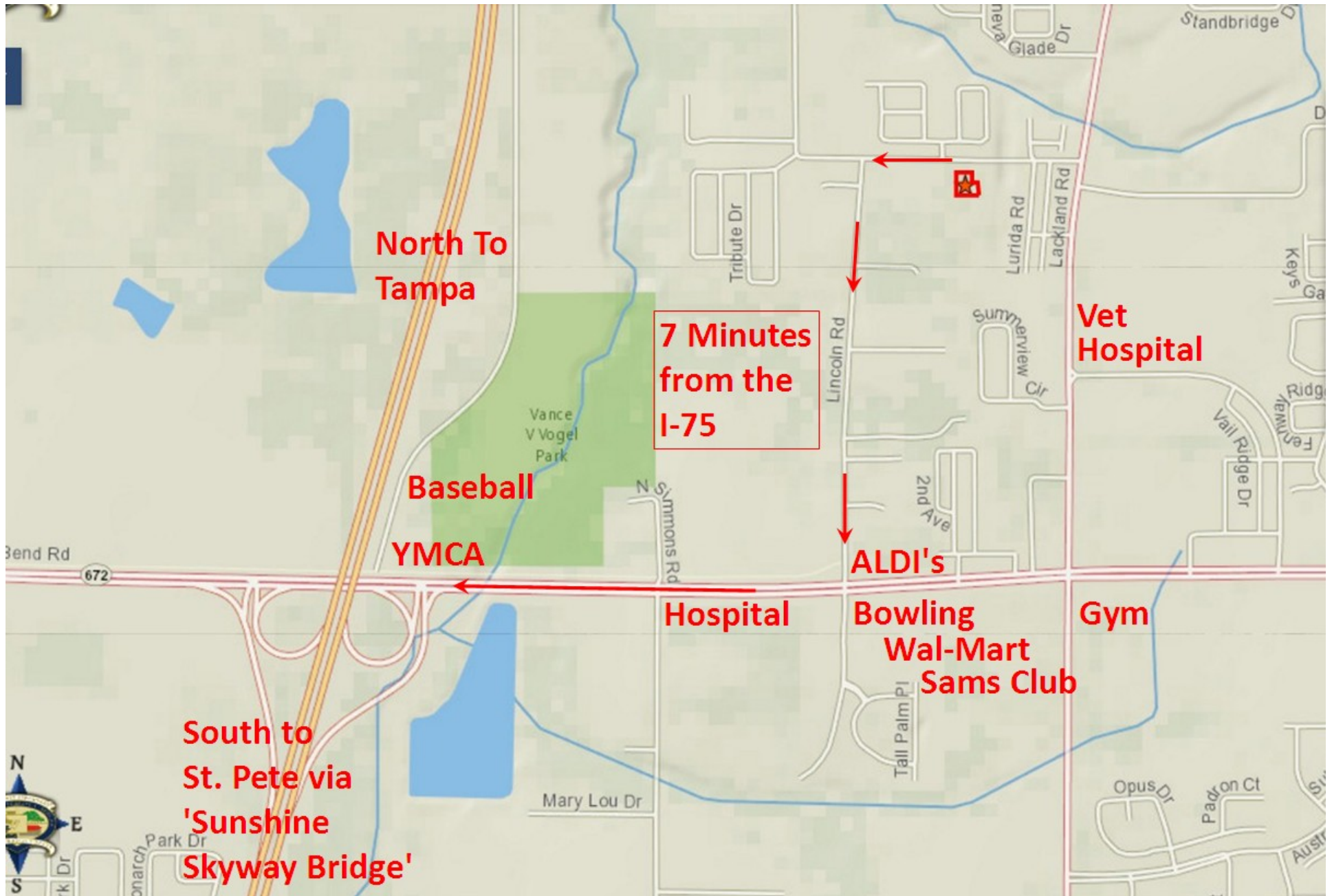


Easy & economical to CREATE an 'evergreen' PRIVACY PERIMETER in 3 years

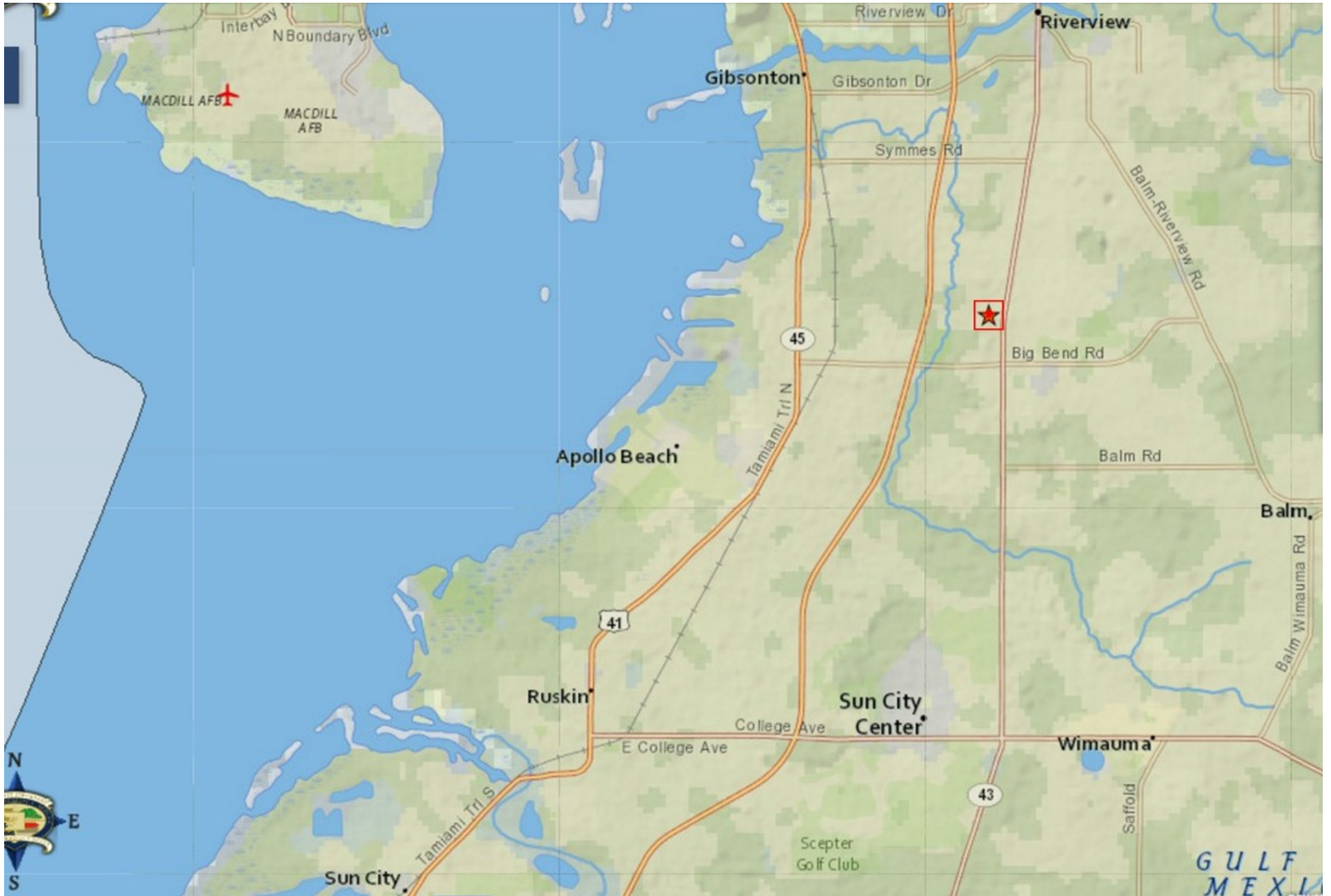
# LOCATION

- 7 minutes from the I-75
- NW cnr. of 301/Big Bend intersection
- **5 minutes** from every shopping, entertainment & medical CONVENIENCE...
- Wal-Mart -- Sams Club -- Aldi's -- Winn-Dixie -- Publix -- UPS
- Sprouts mega health store -- Bells -- Home Goods -- Hospital
- Vet Hospital -- Bowling -- Gym -- YMCA -- Baseball.

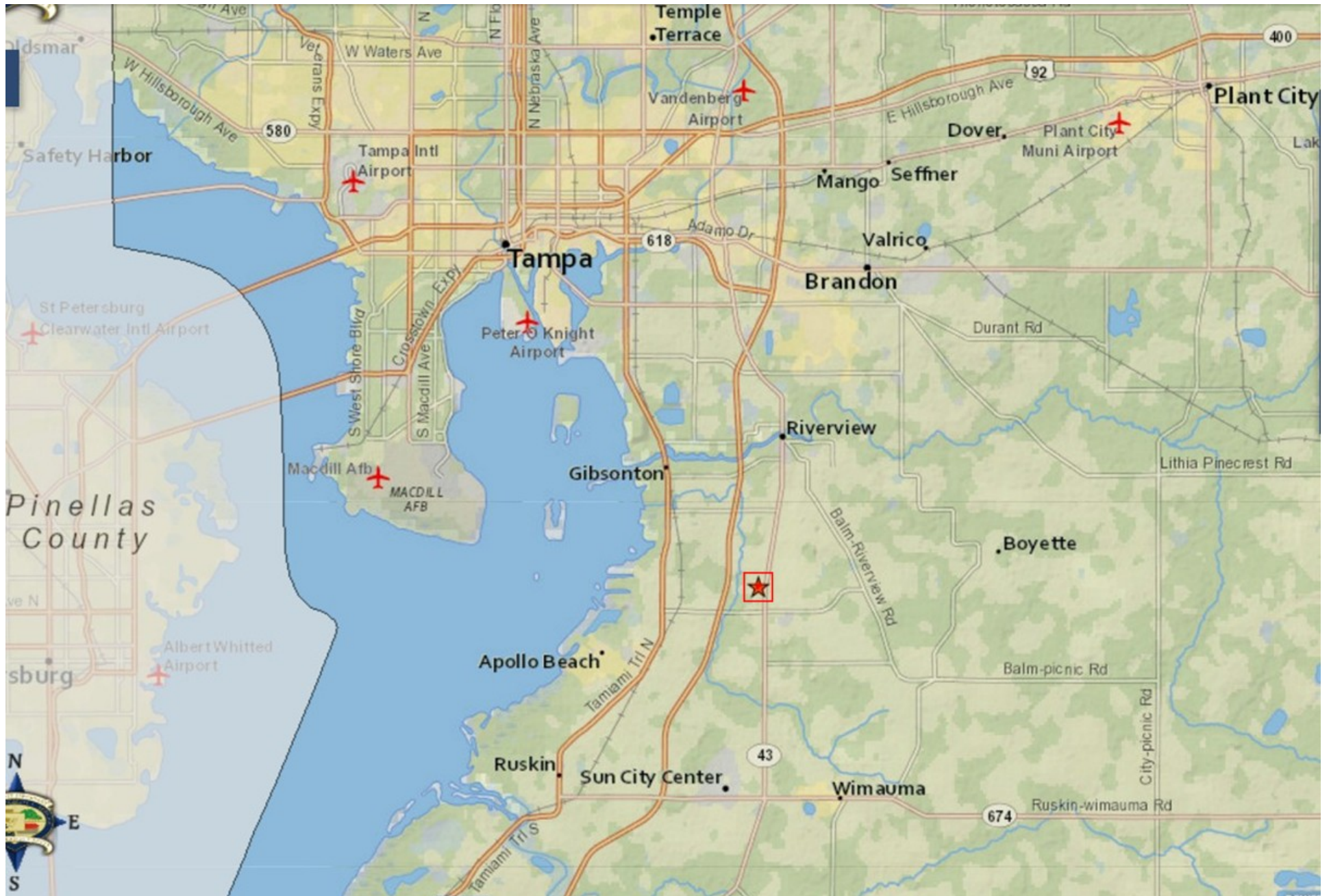




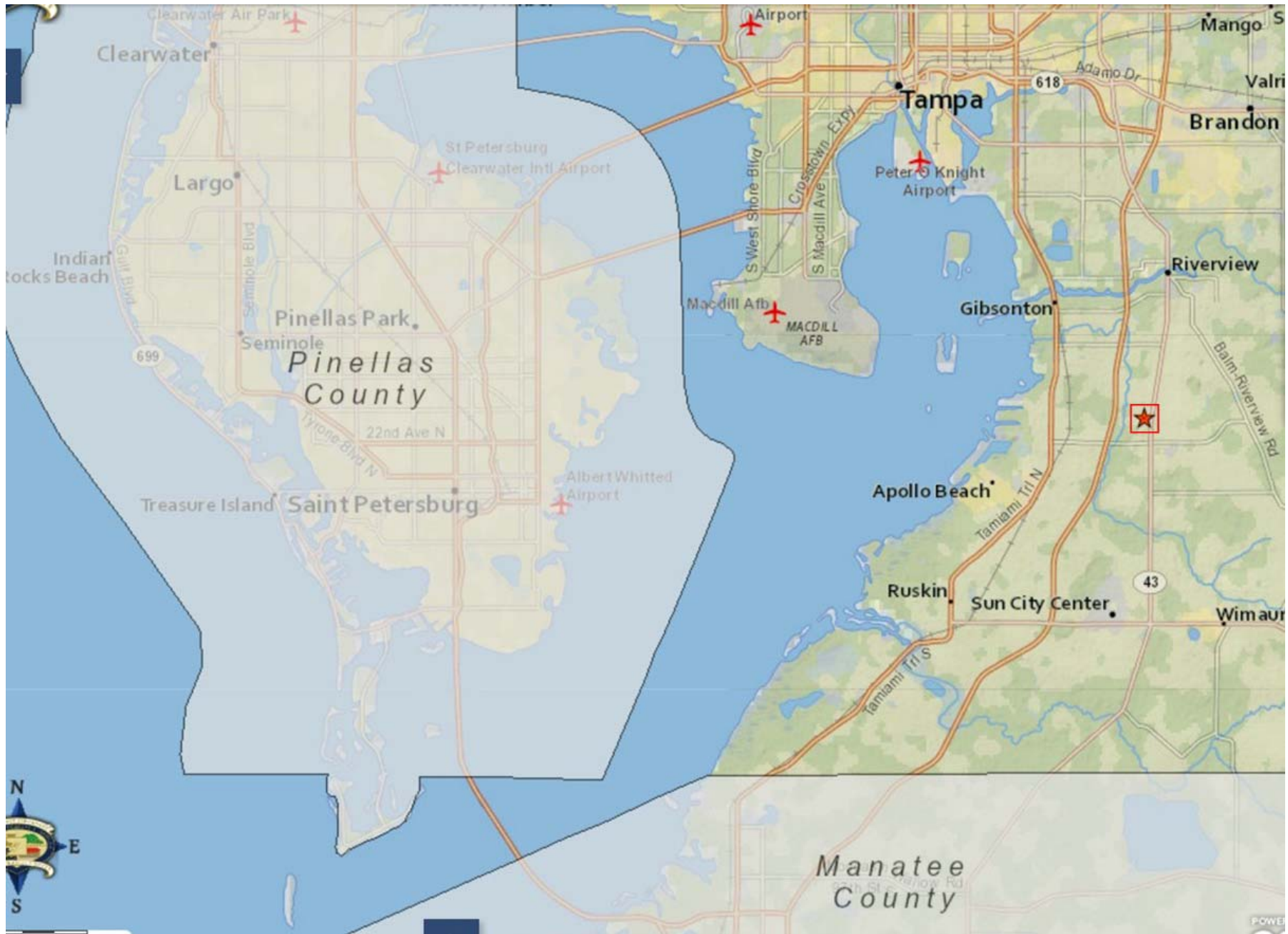
Map 1 -- 7 Minutes from the I-75



Map 2



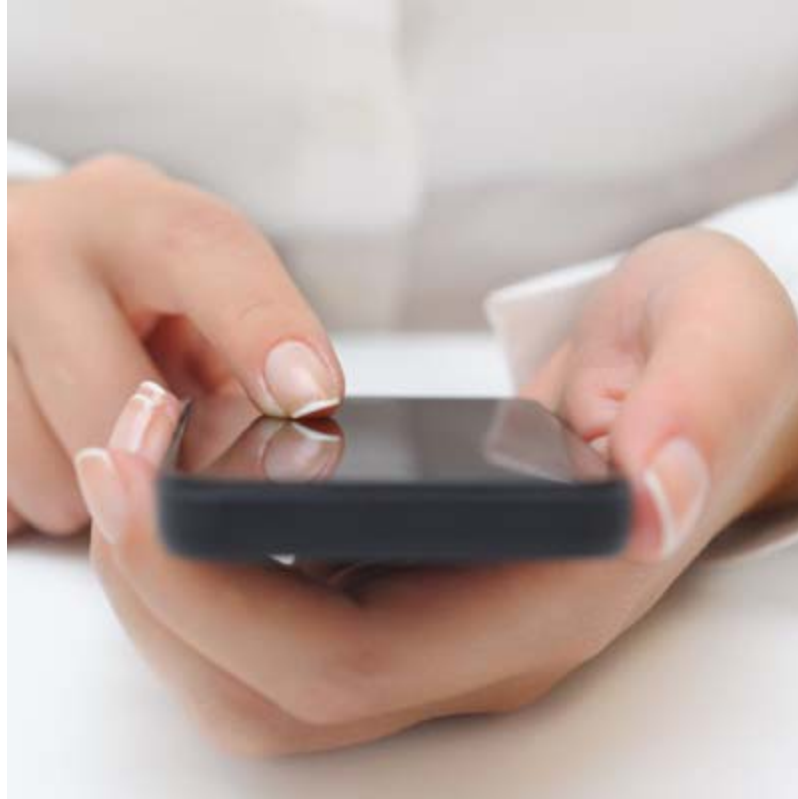
Map 3



Map 4

# DIRECTIONS

- The lot is BEHIND 10235 Cowley Rd, FL 33578
- This home-owner has NOTHING to do with this sale - **do not disturb him**
- From I-75 Exit 242 go East
- Left at 2nd light into Lincoln Rd
- At T-junction Right into Cowley Rd - ¼ mile to the sign on the right hand side
- Drive up the easement & park in front of the 2nd Real Estate sign on the lot
- Call the listing agent.



[SCHEDULE TO VIEW THIS PROPERTY](#)