

**Begin Your VIRTUAL TOUR...**  
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**2002 W State Road 60, Plant City, FL 33567**  
**4/3 Home on a 10 Acre Equine Income Estate**

# SUMMARY

21 Stall Barn:- Between \$500 - \$1,000 per stall depending on services provided – \$10-\$20k income per month.

Palm Tree Farm:- 250 Mature Palm Trees @ \$400 each = \$100,000 in assets, a \$3,600 income per month.

Guest cottage:- \$900 income per month.

3 Bedroom Mobile Home for Caretaker living quarters.

House:- 4/3 (or 5<sup>th</sup> Bedroom) – 3,101 Heated Sq/Ft

MLS # T2899084 - **FULL DESCRIPTION** after pictures.



**4/3 – 3,101 sq/ft – 1978 – House & Pristine Mature Shaded Garden**



**4/3 House, 21 Stall Barn, 5 Large Fenced Pastures & a 250 Palm Tree Farm**



**Aerial View of House, 5 Pastures, 21 Stall Barn, Palm Tree Farm & Pond**



**Fenced & Gated Pasture 1 for horse training, exercising and riding**



**Fenced & Gated Pasture 2 for horse training, exercising and riding**



**Fenced & Gated Pasture 3 for horse training, exercising and riding**





**Fenced & Gated Pasture 4 for horse riding (has 2 large exotic tortoises)**



**Fenced & Gated Pasture 5 for horse training, exercising and riding**



**State of the art 21 Stall Barn with '*external stall windows*', Storage Shed & Guest Cottage**



**Main Central Entrance to 21 Stall Barn – left & right to W&E Wings**



**Electronic Entrance Security Gates, 21 Stalls with *'back social & cross ventilation windows'* for horses calmness & comfort**



**Barn West wing with '*back external windows*' – East wing is the same**



**Central, West & East Wings each have their own Tack Room – 3 in total**



**Lockable Storage Room #1**





**East side of Barn with '*external stall windows*'**



**Aerial view of back of 21 Stall Barn, 3 Carport, Guest Cottage & Round Training Pen – Barn & House each have their own well & septic tanks**



**3 Carport or Open Storage**



**Lockable Storage Room #2**



**Rustic Guest Cottage/Living Quarters in Back of Barn – 28' x 15'**



**Breakfast Bar & Kitchen in Guest Cottage**



**Single Bedroom in Guest Cottage**



**Full Bathroom in Guest Cottage**





**Rustic Guest Cottage with French Doors onto back Patio**



**Guest Cottage Double French Doors out onto large screened-in Patio/Party Deck**



**Open Back Patio next to Guest Cottage screened-in Patio/Party Deck**



**Park-like Landscaping around Fully Stocked Deep Pond & Fountain, Viewed from back of Barn**



**Fenced-in Round Training Pen**



**250 Tree Palm Tree Farm worth around \$400 each**



**South end of Palm Tree Farm**



**North end of Palm Tree Farm**





**North end of Fully Stocked Deep Pond, Fountain & 3 Bedroom Mobile Home for caretaker living quarters**



**Front Paved Entrance to House**



**Front View & Pristine Mature Shaded Garden**



**Front Entrance Hall with ceramic tiles**



**Large Family Room off Kitchen – 27' x 18'**



**Open Plan Family Room with 3 sets of back French Doors**



**New Kitchen with Granite counters, Backsplash, Breakfast Bar & matching stainless steel appliances**



**Kitchen with solid maple cabinets, crown molding & ceramic tiles – 15' x 12'**





**Large Laundry & overflow Kitchen storage with 2<sup>nd</sup> refrigerator**



**Large Dining Room with front garden view – 16' x 10'**



**Dinette off Kitchen – 11' x 10'**



**Private Living Room / Den – 18' x 16'**



**Private Living Room / Den or Large 5<sup>th</sup> Bedroom with closet**



**Large upstairs Master Bedroom with walk-in-closet – 21' x 15'**



**French Doors off Master Bedroom onto Patio/Deck with superb back view & 2 Storage Sheds**



**Stunning New Master Bathroom w/ large garden tub & glass shower**





**Master Bathroom with granite counters & surround mirrors**



**Bedroom 2 with private bathroom – 15' x 11'**



**Private Bathroom 2 for Bedroom 2 with glass shower door**



**Private Bathroom 2 with granite counter & framed mirror**



**Bedroom 3 – 14' x 11'**



**Bedroom 4 – 11' x 10'**



**Bathroom 3 for Bedrooms 3&4 with granite counter & framed mirror**



**West side of House with open 3 Car Parking & 50 Amp RV Hookup**





**Flower Garden**



**Aerial View of back of House & Garden**



**Paved Back Patio & Barbecue**

# Zoning

## Zoned ASC-1

Hillsborough County has a multitude of allowed uses for this classification – some in the community are agriculture, nursery, farm stalls, kennels, auction, manufacture, business offices, etc.

Hillsborough County's very helpful zoning counseling center – 813.277.1630



**Zoning Counselors Consider All Options**

## SHORT DESCRIPTION

- Upscale country living for the **equestrian family**.
- Large **4/3 custom estate home** on 10 manicured acres.
- **21 Stall show barn** with living quarters, party deck, 3 tack rooms and round pen.
- **5 Beautiful fenced-in pastures** for horse training and riding.
- **Fully stocked deep fishing pond & fountain**.
- One of the most amazing properties in Hillsborough County.
- Idealistic setting to **raise a family** and enjoy the luxury country life style.
- **Previously owned** by an equine veterinarian with a large boarding, training and breeding operation.

## FULL DESCRIPTION

- **4/3 Home on 10 Acre Equine Income Estate & Palm Tree Farm; 21 Stall barn** (\$10-\$20k income pm); **5 Fenced & gated riding Pastures**; a 250 Palm Tree farm (\$400 x 250 = \$100k in assets, a \$3,600 income pm); Rustic 1/1 GUEST COTTAGE (\$900 income pm); 3 Bedroom mobile home for caretaker living quarters - **TOTAL INCOME POTENTIAL \$15-25k pm.**
- State of the art **21 STALL BARN**:- 3 Tack rooms; 2 Lockable Storage sheds; 3 Carport & GUEST COTTAGE with open plan Living Room, Kitchen, Bedroom, Bathroom & large screened-in back Patio/Party Deck.
- Barn has electronic entrance security gates – each stall has a '*back social & cross ventilation window*' for horse's comfort.
- Fully Stocked Deep Pond & Fountain – Barn & House each have their own Well & Septic tank.
- **HOUSE**:- 4/3 – 3,101 sq/ft – Paved & fenced entrance driveway to House & pristine mature shaded garden.
- Front ENTRANCE HALL with ceramic floor tiles.
- Large Open Plan FAMILY ROOM off Kitchen with 3 sets of back French Doors.
- New KITCHEN with Granite counters, Backsplash, Breakfast bar, solid Maple cabinets, Crown molding, matching stainless steel appliances, ceramic tiles & DINETTE off Kitchen.
- Large LAUNDRY with overflow Kitchen storage & 2<sup>nd</sup> refrigerator.
- Large DINING ROOM with front garden view.
- Private LIVING ROOM / DEN or **large 5th Bedroom with closet.**
- Large upstairs MASTER BEDROOM with walk-in-closet & French Doors onto Patio/Deck with a superb back view.
- Stunning New MASTER BATHROOM with large garden tub, glass shower, granite counters & surround mirrors.
- BEDROOM 2 with Private BATHROOM 2 with glass shower door, granite counter & framed mirror.
- BEDROOMS 3 & 4 share BATHROOM 3 with granite counter & framed mirror.
- Open 3 Car Parking, 50 Amp RV hook-up, Paved Back Patio & Barbecue – **\$15k auto back-up emergency Generator.**
- Centrally located '*in the heart of horse country*' with Quick Access North on 39 to I-4 – welcome to your INCOME home!!!

# directions

2002 W State Road 60, Plant City, FL 33567

OR... 2002 Hwy 60 W, Plant City, FL, 33567

From 60/39 intersection go West on 60 (towards Tampa) for 1¼ miles & you'll see the 'for sale sign' on your right hand side.

The Equine Estate is on the North side of 60 between Turkey Creek & 39 (James L Redman) – 1½ miles from Turkey Creek.

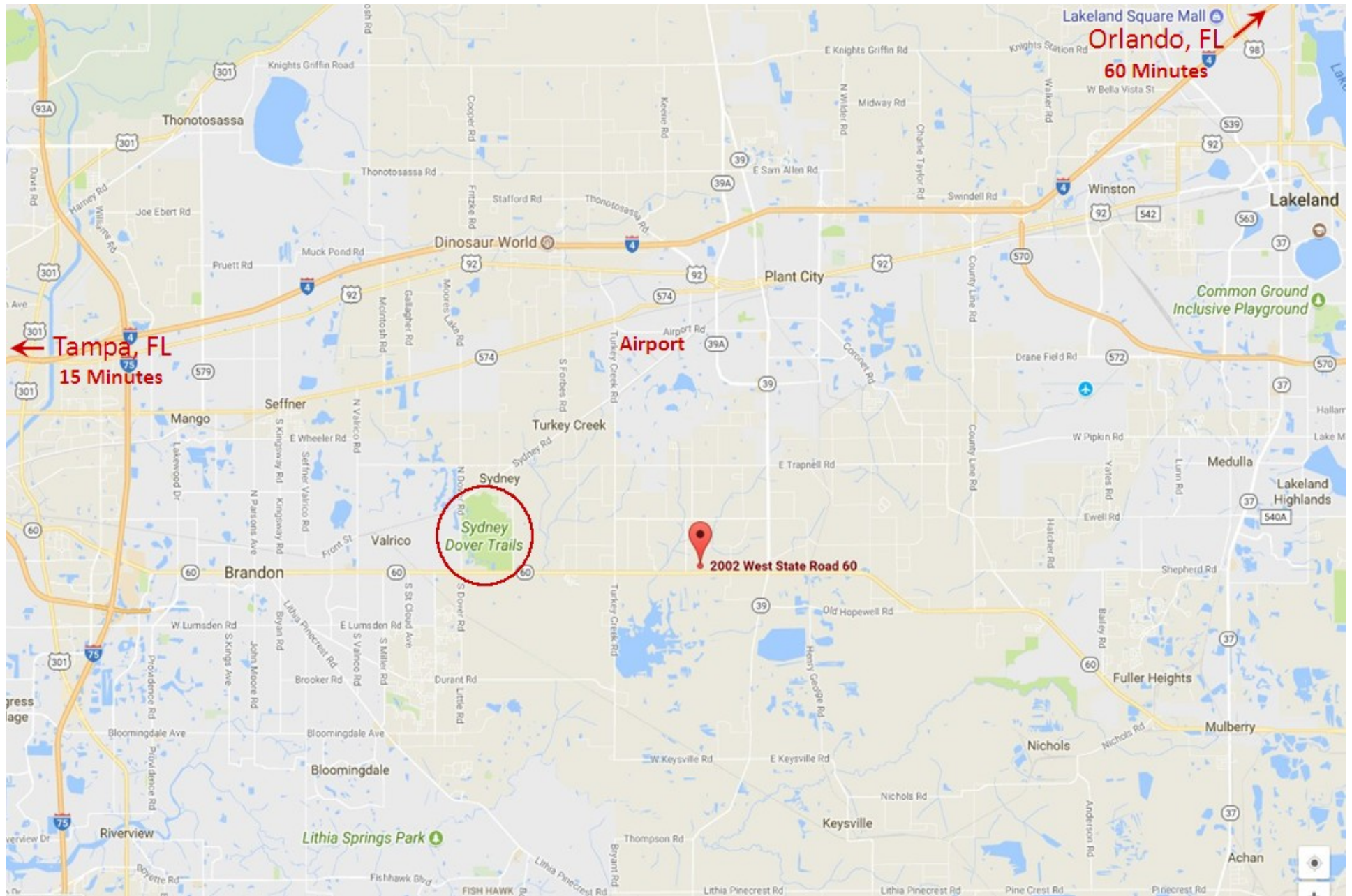
There's  
no  
place  
like  
**home.**

# 10 ACRE EQUINE ESTATE

- \* 21 STALL SHOW BARN
- \* HUGE INCOME POTENTIAL
- \* 5 RIDING PASTURES
- \* LARGE 4/3 CUSTOM HOME

8' x 4' Real Estate Road Sign in front of Property





Centrally located *'in the heart of horse country'* with Quick Access N on 39 to I-4

# Sydney Dover Equestrian Trails

## Location and Hours

## About

## Amenities

## Announcements

## Events

## Gallery

### Location and Hours

- LOCATION** 536 N Dover Road  
Dover, FL 33527
- HOURS** Sunrise to Sunset
- CONTACT** (813) 744-5595

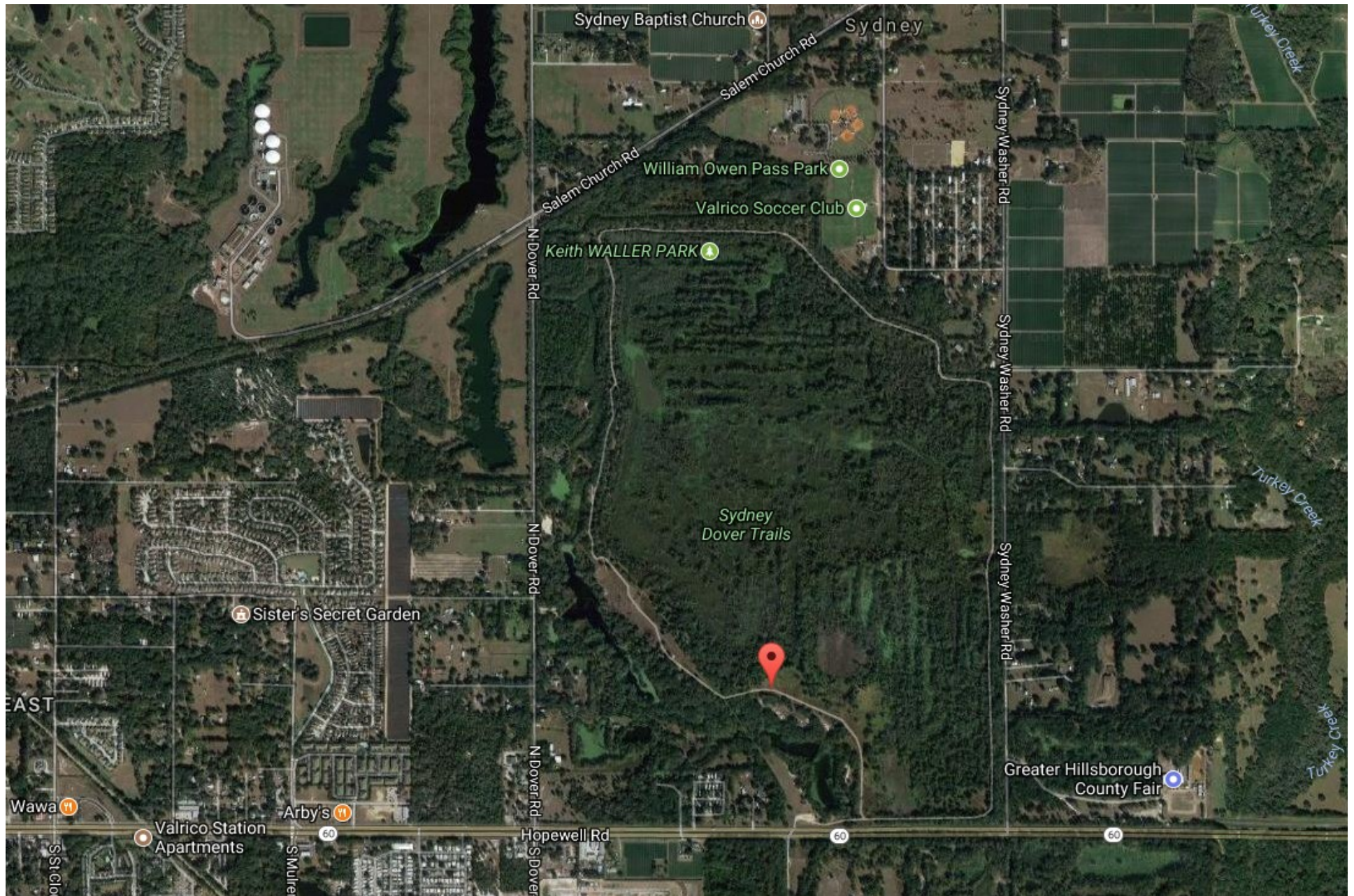


### About

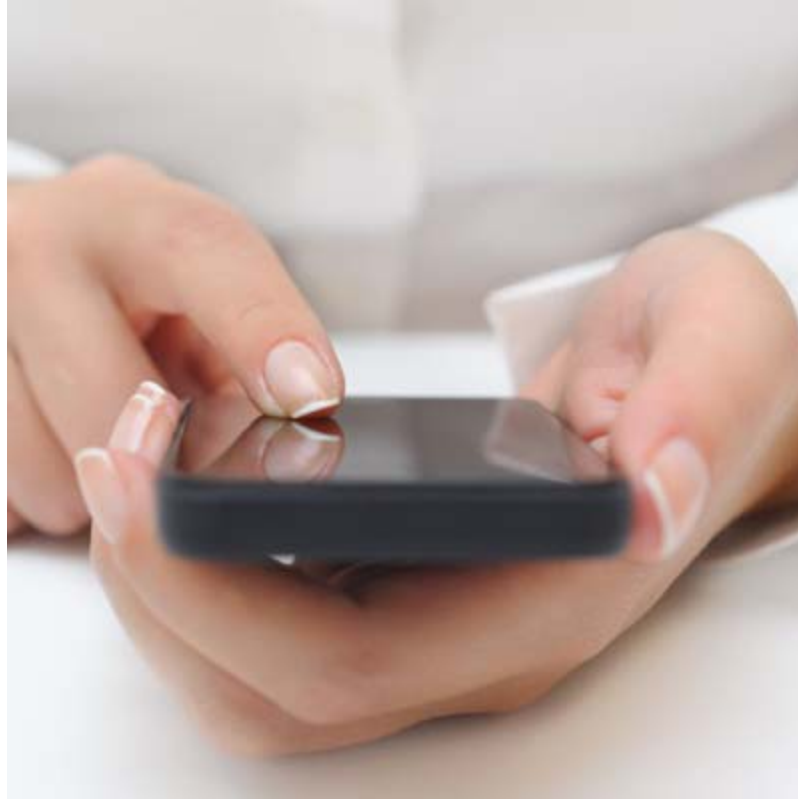
This popular 7.5 mile trail, located east of Brandon, is high and dry most of the year. The trail has changes in contour because of its history as a reclaimed phosphate mine. The trailhead has plenty of space for horse trailers, plus an informational kiosk and trail map.



**Sydney Dover Trails – a 7.5 mile horse, bike, running or walking trail**



**Sydney Dover Trails – a 7.5 mile horse, bike, running or walking trail**



**SCHEDULE TO VIEW THIS PROPERTY**

**END**