

FOR SALE
WINDSOME ESTATES REPLAT – 40 ACRES
THE MOST LAND, AT THE BEST PRICE, CLOSEST TO THE WEF HORSESHOW GROUNDS



These four (4) contiguous 10 acre equestrian/residential tracts are fully platted, entitled and engineered including onsite drainage infrastructure, city water, underground utilities and offer the utmost in privacy at the western terminus of Indian Mound Rd, with a formal secure entrance, and direct proximity to the Green Trail providing easy equestrian access to the WEF Horseshow Grounds less than 1 mile away.

Property Description: Lots 1 - 4, Windsome Estates Replat

Acreage: 40 Acres Total, consisting of 4, separate 10 acre parcels

Location: 13600-13900 Indian Mound Rd. At the western terminus of Indian Mound Rd., the Windsome Estates Replat is a 4 lot subdivision offering the utmost in privacy, yet easy access from prestigious South Shore Blvd. Immediately next to the new 80 acre Helgstrand Dressage Complex, and directly across Indian Mound Rd. from the Jan Pamela Polo Club, this unique location offers direct equestrian access to Wellington's Green Trail and the WEF Horse Show Complex less than one mile north.

Entitlements: Fully platted, engineered with SFWMD ERP and drainage infrastructure completed, building permit eligible for approved uses in Wellington's EOZD.

Utilities: Underground Power, City Water and Telephone installed and available to each lot.

POA Structure: The 4 lot Windsome Estates Replat is operated by its own Property Owner's Association (POA) and POA board. Annual POA assessments are estimated at \$4,400 per lot.

PCN: 7341442802000010, 7341442802000020, 7341442802000030 & 7341442802000040

Offering: Offered together in a four lot, 40 acre assemblage

Price: \$14,000,000

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NOTE: This offering subject to errors, omissions, withdrawal, prior sale



WELLINGTON



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