

**Begin Your VIRTUAL TOUR...**  
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**604 N Dover Rd, Dover, FL 33507**  
**A 5 Acre Ranch with a Main House & Cottage**

## **SUMMARY – INCOME PROPERTY – \$4,650 pm**

**MAIN HOUSE 1,267 / 1,594 Heated and Total Sq/Ft  
One Story – 3 Bedrooms - 2 Bathrooms**

**COSY COTTAGE 880 / 1,408 Heated & Total Sq/Ft  
One Story – 2 Bedrooms - 1 Bathroom**

**Long Term Tenant is currently paying \$700 pm (could charge \$950 pm) – See FULL DESCRIPTION for \$4,650 pm**

**Homes are Upgraded and in Excellent Condition.**

**5 Acre Lot is sufficient for 4 horse stalls = \$2,000 pm**

**MLS # T2783105 - FULL DESCRIPTION after pictures.**





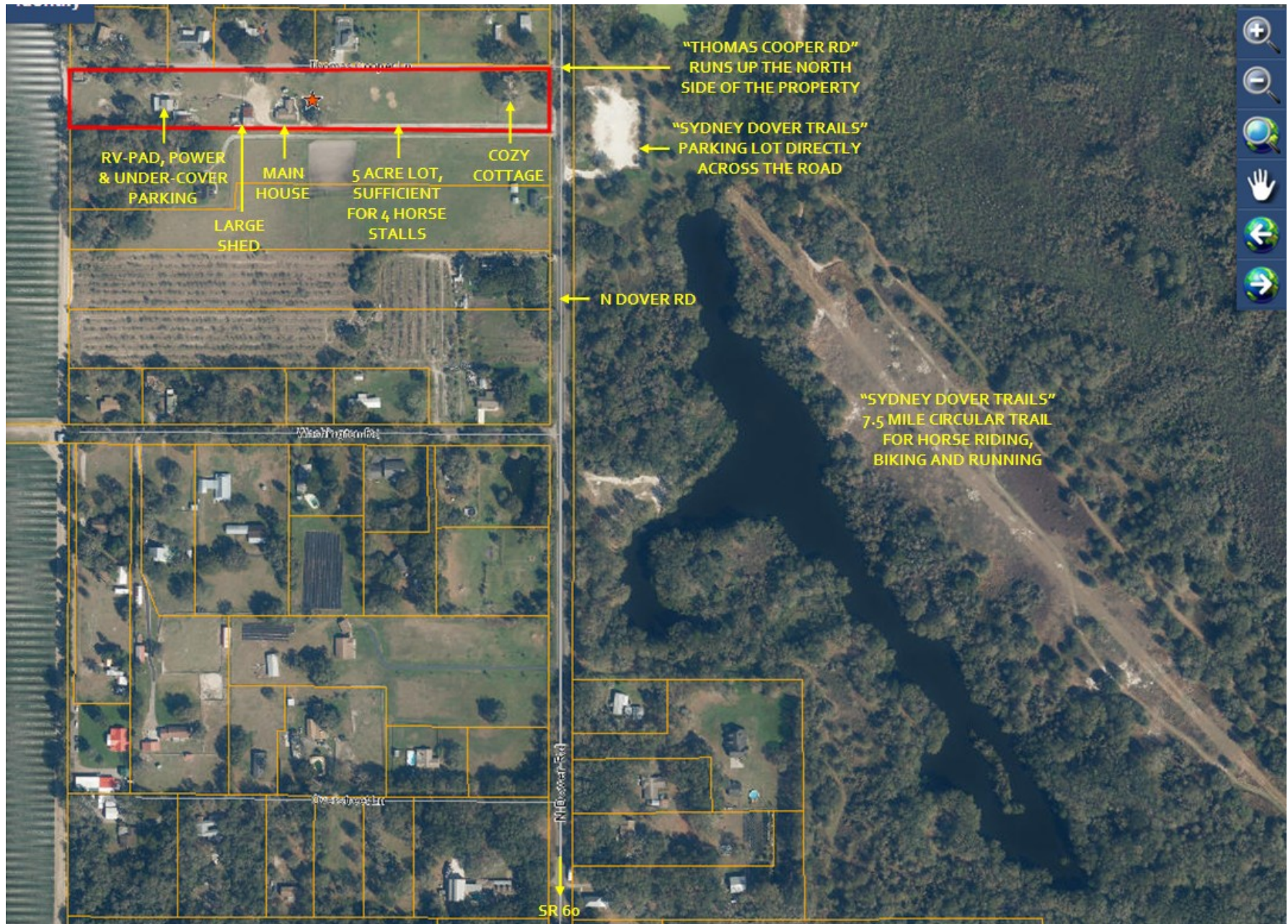
**Front View of COTTAGE & MAIN HOUSE in the background**





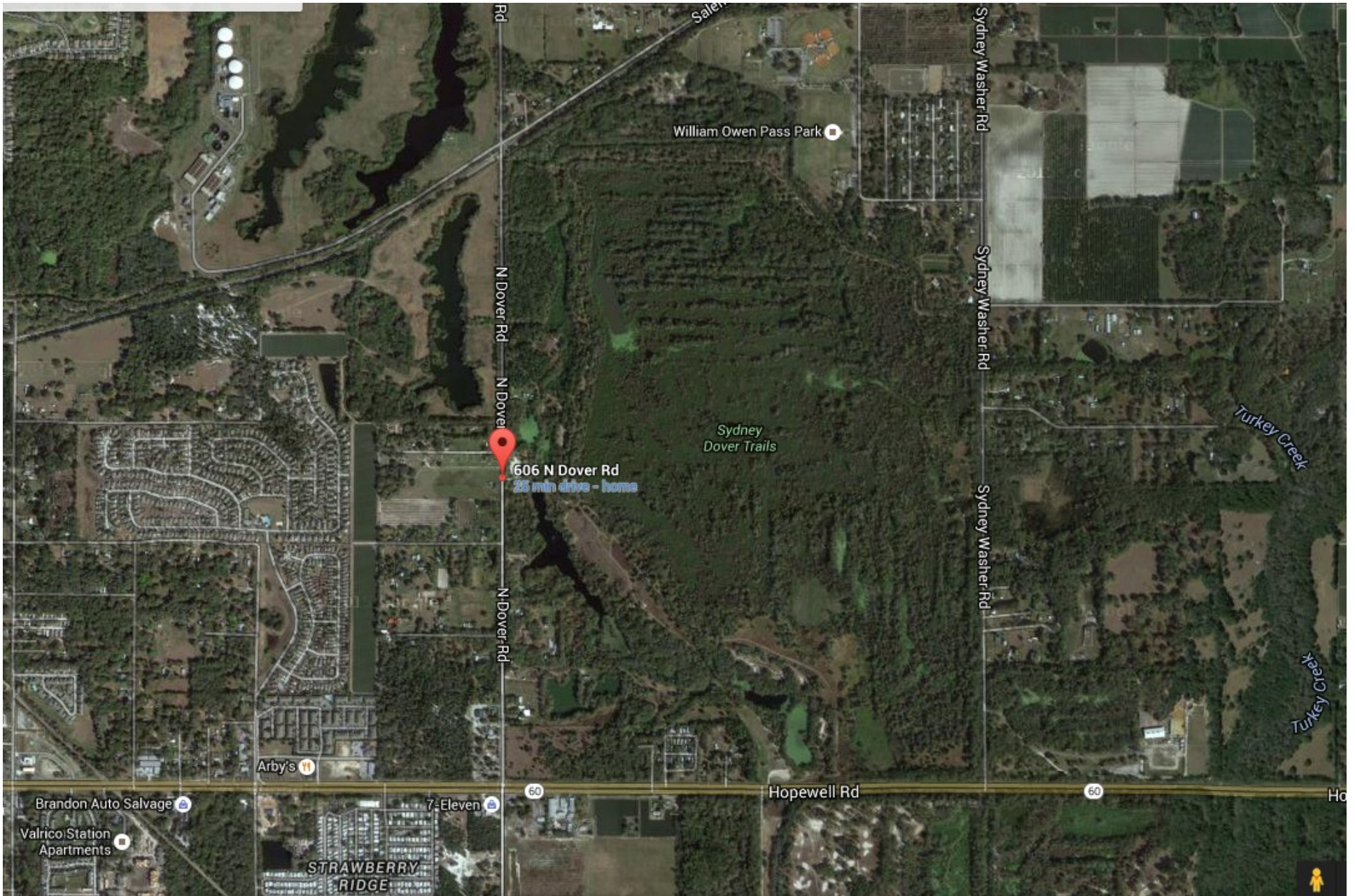
**Zooming into the MAIN HOUSE**





**Aerial View of 5 Acre Ranch in Red & County Park across the Rd**





**Aerial View - County Park w/ its 7.5 mile perimeter country trail**





**MAIN HOUSE – Front View**





**Front / South Side View**





**Front Porch on top of the hill with a relaxing country view**





**Living Room 19' x 14'**





**Double-Sided Real Wood Burning Fire Place**



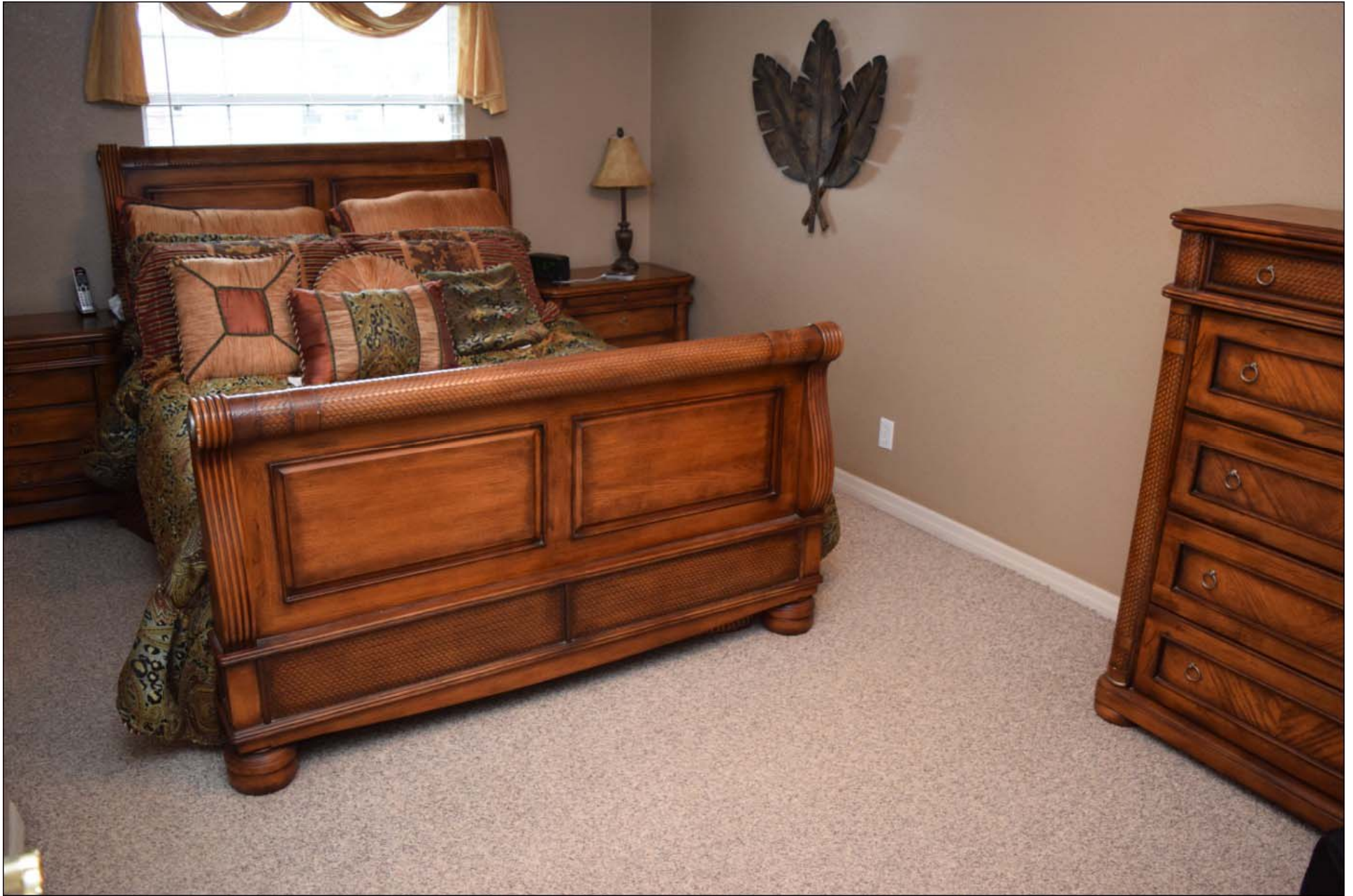
**Kitchen w/ Solid Oak Cabinets & Ceramic Tile Floor 16' x 14'**





**Eating space in Kitchen w/ Pantry & Fire Place**





**Master Bedroom 16' x 10'**





**Master Bathroom**





**Bedroom 2 – 11' x 10'**





**Bedroom 3 being used as an Office 10' x 10'**





**Bathroom 2**





**Large Laundry / Mud Room with storage galore**





**North Side Screened in Patio**





**Patio into Kitchen**





**Back Yard**





**Open Back Patio**





**COTTAGE – Open Front Patio**





**Living Room 19' x 14'**





**Kitchen & Dining Room**





**Master Bedroom w/ French Doors onto side Patio 16' x 10'**





**Master Bathroom**





**Guest Bedroom or remove wall to make larger Living Room**





**Screened in side Patio off Master Bedroom**





**Front / North Side View**





**“Thomas Cooper Rd” runs all the way up North side of the lot**





County Park





**Large Parking Lot of County Park designed for Horse Trailers**



## Full Description...

'Income Property' – 5 ACRE RANCH with MAIN HOUSE & separate COZY COTTAGE (Mother-in-law suite).

Homes are upgraded and in excellent condition.

Lot can support 4 Horse Stalls (to be built) with  $\$500 \times 4 = \$2,000$  pm income potential, plus \$700 pm (current) rental income for the cottage (could charge  $\$950$  pm) adds up to a total of **\$2,950 potential monthly income**.

MAIN HOUSE 3/2 (1,276 / 1,594 Sq/Ft) – Enjoy your early morning coffee on the lovely front porch with a relaxing country view from the top of the hill. Inside is a double-sided real wood burning fire place, real wood floor entrance, large kitchen, screened in side porch, open back patio. Of course the MAIN HOUSE could also be rented out for  $\$1,350$  pm = **\$4,300 potential monthly income**.

Sheds, RV-pad, power & under-cover parking. RV-pad could rented out for  $\$350$  pm = **\$4,650 potential monthly income**. **Even a 5% principle/interest payment (over 30 years) on the purchase price would be under \$2,000 pm (add running expenses) – would still generate a good positive cash flow.**

Invisible dog fence.

COZY COTTAGE 2/1 (880 / 1,408 Sq/Ft) – Front porch, Great Room which includes Living Room & Kitchen, Master Bedroom with French Doors onto screened in porch, Master Bathroom, Second long narrow **guest or storage room – wall can be removed to make much larger Living, Dining & Kitchen areas**.

DIRECTLY ACROSS THE ROAD IS "SYNDNEY DOVER TRAILS" COUNTY PARK FOR HORSE RIDING, BIKING, RUNNING ON A *7.5 MILE CIRCULAR COUNTRY TRAIL*.

PROVIDING HORSE STALLS DIRECTLY ACROSS THE ROAD WOULD BE OF GREAT CONVENIENCE TO 4 LUCKY HORSE OWNERS.



# directions

604 N Dover Rd, Dover, FL 33507 – A 5 Acre 2 Dwelling Ranch

From 60 North on Dover Rd for about a  $\frac{3}{4}$  mile – property is on the left hand side –  
Opposite “Sydney Dover Trails” County Park for Horse Riding, Biking, Running  
(7.5 mile circular trail) – Property is on the corner of Thomas Cooper Rd which runs  
all the way up the North side of the property with full access.

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





**SCHEDULE TO VIEW THIS PROPERTY**

**END**