

DEBBIE KIRKLAND,
REALTOR

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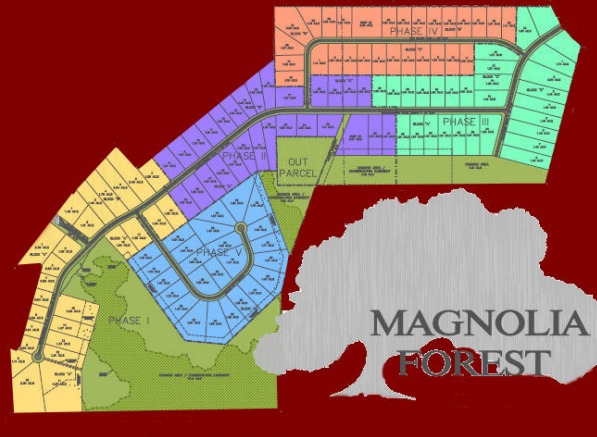


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INFORMATION**

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Armor Realty of Tallahassee, Inc.

1519 Killlearn Center Blvd.
Tallahassee, FL 32309

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**MAGNOLIA
FOREST**
QUINCY, FL



PRESENTED BY

**DEBBIE
KIRKLAND,**

REALTOR

850.212.0440



MAGNOLIA FOREST SUBDIVISION, QUINCY, FL



**MAGNOLIA FOREST
QUINCY, FLORIDA**

**..A SHORT DRIVE
TO TRANQUILITY...**

MAGNOLIA FOREST

WAS DEVELOPED BY MR. AND MRS. RAYMOND SHELINE WHO SHARED A VISION FOR A DIVERSE COMMUNITY NEAR TALLAHASSEE IN GADSDEN COUNTY AMONG A ROLLING LANDSCAPE, BUFFERED FROM THE HUSTLE AND BUSTLE OF LIFE IN THE CITY.

CAREFUL PLANNING WENT IN TO PRESERVING A CONSERVATION AREA THAT CONTAINS NATURAL SPRINGS, SMALL CREEKS AND NATIVE FAUNA.

AMENITIES WERE ADDED TO PROVIDE COMFORT AND ACCESSIBILITY SUCH AS PAVED ROADS, STREETLIGHTS, SIDEWALKS AND CENTRAL MAILBOX LOCATIONS THROUGHOUT THE COMMUNITY.

A HOME-OWNER'S ASSOCIATION WAS FORMED TO CAREFULLY REVIEW HOME PLANS, LANDSCAPING AND STRUCTURES THAT WOULD CONFORM AND PRESERVE MUCH OF THE NATURAL BEAUTY OF THE HOMESITES AND SUBDIVISION.

AMENITIES

- UNDERGROUND UTILITIES
- STREETLIGHTS
- PAVED ROADS
- SIDEWALKS
- CONSERVATION EASEMENTS
- CITY OF QUINCY WATER
- NATURAL WOODED LOTS, HERITAGE OAKS AND MAGNOLIAS
- HOMEOWNER'S ASSOCIATION

LOCATION

- 15 MINUTES TO TALLAHASSEE
- 8 MILES TO I-10 CORRIDOR
- 4 MILES TO QUINCY'S HISTORIC CITY SQUARE
- FRONTS HIGHWAY 90. SPARKLEBERRY BLVD.
- SELMAN RD. AT PEACHTREE RD.

MAGNOLIA FOREST FACTS

- 260 TOTAL ACRES
- 165 ACRES IN LOTS
- 95 ACRES CONSERVATION AREAS AND EASEMENTS
- 132 TOTAL HOMESITES
- 1—2 ACRE HOMESITES



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