

AT HOME WITH...

302 Broadway

Home to 18 sophisticated units, smack dab in the middle of Ocala's historic downtown, 302 Broadway is unlike anything you've ever seen in Marion County.

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It has taken project developers, investors and builders nearly eight years to complete the downtown apartment project – a project Ocalans have anxiously watched come to life little by little. With 1/3 of the building sold, the complex still has several units offering anyone wanting to live in the center of culture, growth and Ocala history. Downtown is the gateway to Ocala's small business district, unique shoppes and eateries, cultural venues and beautiful green space. Now, you can live in Ocala's most sought-after neighborhood in Ocala's most intriguing new residences.

Location is a clear perk of living at 302 Broadway, but after exploring the interior you will find many additional reasons to fall in love with these homes. Each unit has grandiose 10-foot windows which invite tons of natural light in that sheds itself over spacious living areas and kitchen spaces. These ample windows allow residents amazing views – unlike anything you've ever seen offered in Ocala real estate.

Even grander than its windows, 302 Broadway boasts 13-foot exposed concrete ceilings, seamless polished concrete floors, modern high gloss cabinetry and is timeless trimless. Imagine buying a space that requires no improvements and no surprises – you simply turn the key and are welcomed to a space ready to be lived in and loved.

Each home was built with energy efficiency in mind. From closed cell foam insulated walls to Low E windows and spider sprayed fiberglass to



Above:
Spacious bedrooms with tall ceilings and minimalist design give contemporary flare to a historically located home.

Bottom Left:
The homes face north and south, allowing natural light in without it being overwhelming.

Bottom Right:
Home owners can make drastic decor moves thanks to spacious walls and massive ceilings.



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soundboard insulated party walls, these homes are built to keep energy in and your neighbors' noises out. And speaking of neighbors – these homes are filling up with business owners, young leaders and individuals who embrace the revitalization of Ocala's downtown district. Your neighbor will likely be your hometown banker, community chairperson or future politician because the residents at 302 Broadway have a common mission – to bring Ocala to life and the community together.

People who are interested in urban style living seem to appreciate how developers and designers have blended the historical aspects of the structure and location with urban, contemporary flare. New elements such as state-of-the-art stainless appliances compliment historic elements such as reclaimed wood which makes up many of the homes' structure and design. The way the two are strategically merged is another facet of what makes 302 Broadway incredibly unique.

With somewhere between 828 square-feet to 1,549 square-feet, residents live in spaces not only close to Ocala's downtown, but also State Road 200's business district and spacious equine communities. Individuals living outside of the county, who have bought a home at 302 Broadway, appreciate the many gems in our own backyard – 383,000 acres of National Forest, one of the largest natural springs in the Nation and ample residential acreage, all bound together by a tight-knit community that supports one another. It's no wonder people are moving to Ocala.

Where else can you buy a home so close to shopping, so close to fine dining, so close to the theater and so close to one of the most, if not the most, forward-moving point on Ocala's map? The homes at 302 Broadway afford residents the ability to live luxuriously and are within walking distance from the many unique luxuries offered by this divine little city. OH

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