

MOSN Realty LLC.

Presents all properties!



Mt Olive Shores North

THE PREMIER RESIDENTIAL RV
COMMUNITY YOU WILL WANT
TO LIVE IN!!



COME TO THE SALES OFFICE FOR
A MAP AND PRINTED LIST OF
AVAILABLE PROPERTIES

CALL FOR AN APPOINTMENT FOR
A GUIDED TOUR

863-984-2880 (MAIN)

Office Hours

Monday-Saturday: 9:00am – 5:00pm

Sunday: Call for an Appointment

www.mtoliveshoresnorth.com

ABOUT US:

Mt. Olive Shores North (MOSN) is Central Florida's premier gated RV community designed especially for those who enjoy the freedom and camaraderie of the recreational vehicle lifestyle. It's not a campground, nor a time share or motorcoach resort, Mt. Olive Shores North is a residential community deeded lot development, with a unique land use plan and recorded restrictions which invite recreational vehicles and/or custom site built homes on the same lot.

MORE ABOUT US...

All lots are spacious with plenty of room between you and your neighbor. The custom site-built homes/casitas come in a wide range of home styles, colors, sizes and prices. RV designer and super pads are laid out in various configurations and paver pad colors with many landscaping options. From the most comfortable custom built home to a RV designer/super pad each receives the same careful attention to detail.

WE HAVE IT ALL:

Unlike most RV Motor Coach Resort Communities that have limitations on what can be owned, such as size, floor plan, limited color selections, we offer a variety of options.

- * Custom build homes, all sizes
- * Casitas up to 1100 sq. ft.
- * Class A Motorhome Super Pads
- * Buildable lots

AMENITIES:

Mt. Olive Shores North is a active over 55 community with lots of amenities: (80% of the residents must be over 55 years old 20% can be younger)

- *24/7 365 Maned guarded gate
- *Two heated pools
- *Two club houses
- *Dog park separated by small and large pet areas
- *Private boat ramp/dock
- *A community owned pontoon boat available to owners to use
- *Guest pads with full hookups for rent to family & friends
- *A gated storage lot for trailers which are for storing big toys



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WHY LIVE HERE:

1-We have terrific medical services only 15 minutes away:

Lakeland Regional Hospital (rated one of the top 5 in the country for emergency services)

Watson Clinic, with all specialty doctors under one roof.

2-We are one of the highest parts of Florida, (171 feet above sea level, so NO FLOOD INSURANCE needed here).

3-Because we are in central Florida, we are not in a hurricane zone which reduces insurance premiums.

ACTIVITIES:

YOU CAN BE AS BUSY OR NOT AS YOU WANT:

Our activities committee arrange social events and special trips for MOSN residents and guests. There are weekly activities scheduled daily and posted in each club house, such as:

* Walk-a-way the pounds

* Water aerobatics

*Yoga

* Bicycle group rides 3 days a week - 9 miles within the community. Full moon rides with ice-cream social after.

* Cards and Bingo

* Pickle ball & tennis

* Weekly movie night shown in our private theater in club house 2

*Crafts

* Weekly pot luck dinner

ALSO SPECIAL EVENTS & MUCH MORE!!!
Such as motorcycle rides, RV rallies, boy's breakfasts, ladies' luncheons, fashion shows, car & craft shows to name a few.

HOA FEES

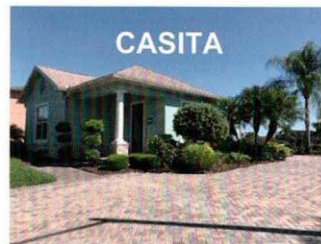
1-We have 2 HOA sections 3 phases in each section for a total of 6 phases, that make up a total of 690 lots.

2-HOA fees for both sections are very minimal compared to other RV properties across the country that try to be similar.

3-The HOA fees cover all amenities, lawn mowing, edging and snow removal... ONLY KIDDING about the snow!

4- We have vacant lots still available to build either port homes, casitas, RV pads for class A motorhome.

5-5th wheels, class B and Cs and towable RV trailers are permitted but must be under a RV port or in a RV garage.



HOW DO WE DESCRIBE THIS PLACE?



UNIQUE
CUSTOM
QUALITY
WELL MAINTAINED

SECURE

FRIENDLY



DIVERSE

BEAUTIFUL

SECURE



ACTIVE

CONVENIENT



AMMENITIES

AFFORABLE

GREAT LOCATION



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