

A Property Sold Every 5 Hours!



BOSSHARDT Realty Services, Inc.

Corporate Office
5542 NW 43RD Street
Gainesville, Florida 32653
(352) 371-6100

Haile Plantation Village Center
5210 SW 91ST Terrace
Gainesville, Florida 32608
(352) 336-6611

Turkey Creek
Proudly Serving Turkey Creek, Alachua & High Springs
11820 Turkey Creek Boulevard
Alachua, Florida 32615
(386) 462-6100

www.bosshardtrealty.com

UNDER \$100,000

QUIET COUNTRY LIVING. Well maintained 3BR/2BA MH. Built in 2000 country kitchen, family room & more on one acre. \$94,900. Call Janice Grounds, 214-2753.

UNDER \$150,000

ENJOY CITIZENS FIELD AS YOUR NEIGHBOR! Cute restored home has refinished wood floors throughout. 3BR/1BA has a wonderful park-like setting. \$109,900. Call Craig Wilburn, 317-0707.

PRE-CONSTRUCTION IN SE! 3BR/2BA model home available or choose your lot & customize. Seller to provide 10% down payment assistance. \$150,000. Call Craig Wilburn, 317-0707.

CHARMING 3BR/2BA HOME. Beautiful oak trees on large spacious lot. Open floor plan for entertaining and study/den. Won't last long, call now. \$117,900. Call Davonda Brown, 317-2807.

BEST IN TOWN UNDER \$120K. Split plan, vaulted ceilings, paddle fans throughout, well-maintained, concrete block home. You will love it. \$119,500. Call Jim Ropp, 214-0238.

ANOTHER WAY TO SAY HOME. This lovely 2BR/1BA beauty in Carol Estates. Wood floors, ceramic tile, decorator blinds, alarm system & fenced yard has to be seen. \$124,900. Call Georgette Evans, 538-0635.

ESPECIALLY FOR YOU! This beautiful 3BR/2BA home features an additional room for office or 4th bedroom, freshly painted, new carpet, a must see. \$129,900. Call Greg DeBose, 283-0956.

ROOM TO ROAM. Immaculate 3BR/2BA on 6.56 acres. Large kitchen, large living room & luxury master bath. Beautiful wooded lot with pond. \$129,900. Call Leslie Steen, 262-2341.

HOW SOON CAN YOU MOVE? Immaculate home in move-in condition; features 3BR/2BA, family room with wood stove. Freshly painted and carpeted. Come see today! \$129,900. Call Georgette DeBose, 283-0956.

NORTHEAST GAINESVILLE has a totally renovated 3BR/2BA home waiting for you. New roof, newer AC, new carpet, painted interior & exterior with 1-car carport. See today! \$129,900. Call Greg DeBose, 283-0956.

READY IN NOVEMBER. 4BR/2BA with garage over 1500 sq. ft., all hardie board construction. Established SE neighborhood, still time to pick colors. Only \$146,900. Call Mike Floyd, 317-7786.

UNDER \$200,000

HUNTER WOODS has a beautiful 3BR/2BA home with many upgrades, such as track lighting, screened porch, fenced back yard, vaulted ceiling, 2-car garage & much more. See today! \$164,500. Call Davonda Brown, 317-2807.

2001 BUILT HOME IN GREAT NW LOCATION! Charming 2BR/2BA with large family room, separate dining area and one-car garage. Situation on fully fenced oversized lot! \$164,900. Call Michelle Pace, 215-5506 or Tracey Kline, 215-5155.

UNBELIEVABLE ONE-OWNER HOME, BUILT IN 1951. 3BR/2BA, immaculate condition. Picture yourself on the swing in the gorgeous backyard, fenced in. Landscape is beautiful. Hardwood floors almost throughout. Tongue & groove ceiling in large welcoming family room. \$169,900. Call Cynthia Grace, 215-2331.

BEAUTIFUL PATIO HOME. 2BR/2BA with extra cabinets in dining room, new roof in 2001, enclosed lanai with french doors, very handicap accessible. \$179,900. Call Fred Scott, 332-6120.

DELIGHTFUL NW POOL HOME. 3BR/2BA well maintained and manicured. Move right in condition. One year home warranty. Must be seen. \$185,000. Call Georgette Evans, 538-0635.

GREAT HOME, ELOISE GARDENS. Immaculate 5BR/3BA home in quiet NE neighborhood. Roof in 2002, 2 A/C units in 2003. Don't miss out on this one! Call now! \$179,000. Call Janice Grounds, 214-2753.

OVER \$200,000

WONDERFULLY REMODELED HOME! 3BR/2BA home has almost 1700 sq. ft. Has a separate dining room, family room and foyer. Two-car garage and a large back yard! \$204,900. Call Craig Wilburn, 317-0707.

1998 HOME IN POPULAR AREA. Immaculate 4BR/2BA home, 3-way split with large eat-in kitchen, great room, large screened-in porch and many extras. Fully fenced. \$215,000. Call Michelle Pace, 215-5506.

CHOOSE YOUR OWN COLORS! 3BR/2BA energy efficient home under construction. Ceramic tile floorings & kitchen backsplash. Crown molding, 10 ft. ceiling & so much more! \$219,900. Call Catherine Huber, 214-2125 or Ricky Buchholz, 665-5558.

CLOSE TO EVERYTHING! 5BR/2BA, bike to UF, very close to schools & park. Well built concrete & brick. Good storage, large utility room. \$229,900. Call Martha Jane Green, 538-1033.

GREAT NW LOCATION, PERFECT FAMILY HOME. Lots of light, open & airy, 4BR/2BA split plan. Many extras including all appliances, sun room looks out on large private fenced back yard with huge deck and gazebo. \$249,900. Call Sandra Lehrer, 665-0121.

WALK TO UF. Newly remodeled block home within walking distance to UF. \$254,900. Call Todd Loeffler, 514-3523.

LOOKING FOR A HAVEN? This is it! Wonderful home built in 2002. 3BR/2BA split plan, huge porches, beautiful 1+ acre lot, spacious master & more. \$259,900. Call Janice Grounds, 214-2753.

LOCATION! LOCATION! LOCATION! 4BR/2.5BA sturdy concrete block & brick construction. Pretty brick fireplace, quiet street, 5 minutes to UF, nice treed lot, fenced yard. \$259,900. Call Martha Jane Green, 538-1033.

WOW! THIS HOME LOOKS GREAT! Mint condition & newly remodeled. 4BR/2BA & 2100 sq. ft. Big rooms, gorgeous new kitchen with wood cabinets, granite counter tops & more! \$274,900. Call Carol Locascio, 262-4546.

COUNTRY HOME ON 5 ACRES. 3BR/2BA with study, 1812 sq. ft., 2-car garage, stone fireplace, eat-in kitchen, back deck with koi pond, between Newberry and High Springs. \$289,000. Call Missie Schneider, 316-0073.

GORGEOUS NEW HOME IN EDGEWOOD! New 3BR/2BA home with 10' ceilings, airy floor plan, luxury bath & master suite, great room w/ wood burning fireplace, plus lots more! Anticipated completion Dec. 2005. \$291,900. Call Judy Lake-Corey, 316-6066 or Mona Pooser, 316-4638.

OVER \$300,000

JEFFREY WILDE NEW HOME IN ARBOR GREENS. Lovely Ashley Plan with 4BR/3BA & many upgrades. Beautiful new neighborhood with tot lot, clubhouse, great location. \$322,867. Call Sandra Lehrer, 665-0121 or Jeff Quigley, 318-0683.

PARADISE WAITING TO BE DEVELOPED ZONED RSF1. Up to 3.5 homes per acre can be built, right in Gainesville. Plus a home already on site with 1928 sq. ft. 3BR/2BA concrete block-under renovations. \$350,000. Call Cynthia Grace, 215-2331.

CHAMPAGNE & CANDELABRA and a blazing fire in this fireplace of this new 4BR/2BA home. Granite counters, tray ceilings in dining & family rooms, plus luxury master bath by Tommy Waters. \$363,800. Call Catherine Huber, 214-2125 or Ricky Buchholz, 665-5558.

ELEGANCE BY TOMMY WATERS. Pick your colors in this new 3BR/3BA, 2325 sq. ft. home! 10' ceilings, granite counters, custom built-ins & fireplace. Acrocrete front & private fenced yard. \$365,000. Call Catherine Huber, 214-2125 or Ricky Buchholz, 665-5558.

PERFECT PLACE FOR MOTHER-IN-LAW! Two 5-acre parcels. One vacant with well and power in place. Other 3BR/2BA split, great pasture, fenced & cross-fenced, 600 blackberry bushes. \$369,900. Call Martha Jane Green, 538-1033.

NEW HOME IN ARBOR GREENS SUBDIVISION. Lovely Jeffrey Wilde Wesley Plan with 4BR/3BA & many nice upgrades. Lot deep enough for pool. Some selections still available. \$389,584. Call Sandra Lehrer, 665-0121 or Jeff Quigley, 318-0683.

CASUAL ELEGANCE. Nearly new, Tommy Waters 4BR/3BA home. Maple cabinets, corian counters, luxury master with whirlpool tub, and private screened lanai. \$419,900. Call Catherine Huber, 214-2125 or Ricky Buchholz, 665-5558.

REMBRANDT COULDN'T PAINT A PRETTIER PICTURE than this 4BR/3BA, 2582 sq. ft. home! 10' ceilings, 8' interior doors & granite counters by Tommy Waters! \$434,000. Call Catherine Huber, 214-2125 or Ricky Buchholz, 665-5558.

BEAUTIFUL NEW HOME, ELOISE GARDENS. 4BR/3BA, 3-car garage, large kitchen with lots of upgrades. New exciting Wilde plan available for full occupancy. Nearly 3000 sq. ft., large lot. \$435,900. Call Sandra Lehrer, 665-0121 or Jeff Quigley, 318-0683.

HOMES FOR SALE

OVER \$500,000

SOUTHERN HOSPITALITY. Former 2-story Parade Home in award-winning Town of Tioga. 4BR/3.5BA + bonus room, large lot, charming porches, walk to pool & clubhouse! Over 3400 sq. ft. \$509,900. Call Michele Loeffler, 514-3522.

COUNTRY SETTING ON 36+ ACRES. 3BR/2BA, 2 separate parcels sold together, extra large 3-bay metal building, fenced and cross fenced, great pasture, beautiful trees. \$550,000. Call Martha Jane Green, 538-1033.

BRICK HOME ON 10 ACRES. This 2842 sq. ft. 4BR/2.5BA home has it all. Features include study, great room, formal dining, fireplace, tile & wood floors. The list goes on! \$529,000. Call Catherine Huber, 214-2125 or Ricky Buchholz, 665-5558.

UNIQUE! WHEN THE ORDINARY WON'T DO! 3BR/2BA featured in Architectural Digest, 11.5 acre estate setting, pool; secluded, but close in SW near all conveniences. \$599,900. Call Michele Loeffler, 514-3522.

FOR THOSE WHO WON'T ABIDE THE ORDINARY! 5BR/4.5BA on 2.5 acres conveniently located in NW, dramatic foyer with pond, over 4500 sq. ft., bright rooms, lots of open living & pool. \$649,900. Call Michele Loeffler, 514-3522.

BRICK HOME ON 20+ ACRES. This 2842 sq. ft., 4BR/2.5BA home has it all. Features include study, great room, formal dining, fireplace, tile & wood floors. The list goes on. \$699,000. Call Catherine Huber, 214-2125 or Ricky Buchholz, 665-5558.

DEER TRAIL ESTATES. Live in the country with all the comforts of home. 4BR/2.5BA, 3863 sq. ft. under roof, 20 acres, vaulted ceilings, sunroom, huge master and more! \$925,000. Call Tammy DeHart, 318-1637.

SOUTHERN LIVING AT ITS BEST. 6BR/4BA plus 2 half baths, pool home on 10 acres, close to Haile Plantation Golf & Country Club, 3-car garage, many custom features. One of a kind. \$1,065,000. Call Michele Loeffler, 514-3522.

FARMS/ACREAGE

GOLDEN POND FARMS. Beautiful home site of gorgeous land w/ creek on North portion. Call today! \$105,000. Call Davonda Brown, 317-2807.

RENOVATED HOME IN WINDSOR. Work is still happening. 2BR/1BA. This home has 5+ acres about 13 miles from Main Street. \$165,000. Call Jeanne Urbano, 514-7653.

TWO CINNAMON HILL LOTS! Beautiful contiguous lots in gated community. Lot 5 is approximately 5.08 acres at \$149,900. Lot 6 is approximately 5.81 acres at \$168,900. Rolling and partially treed. Call Brooke Bass, 246-4664.

BUILD YOUR DREAM HOME! Fabulous open builder, 5-acre lots n SW 15th Avenue. Very private with view of beautiful pastures. Well, septic and power on lot. \$169,900. Call Bryan Thomas, 316-6592.

STEEPLECHASE FARMS. Last five-acre lot available in fantastic NW gated neighborhood. Convenient to Jonesville, Gainesville & Alachua. \$215,000. Call Ed Sroka, 317-0472.

BREATHTAKING ACREAGE IN ALACHUA COUNTY. 120 acres of planted pines, pasture & granddaddy oaks. 15 minutes from 441 & 121. Call now to see! Dave Ferro, 222-5924.

68 GORGEOUS ACRES! Beautiful land perfect for farm and/ or your dream home! Large cleared areas, and partially wooded with pecan, hickory, dogwood trees & more. \$3,000,000. Call Amy Buese, 222-7890.

HOME SITES

A New Gated Community Of Exclusive Homesites

RED OAK ESTATES Beautiful 5 to 7 acre lots including wooded and hilltop views. Priced from \$170,000. Limited discount pricing available.

For information call: Anne Koterba at 665-9544 Ed Sroka at 317-0472

SEVERAL USES for this 1.75 acre on HWY 301. Zoning is "A," land use design. Rural cluster. \$45,000. Call Davonda Brown, 317-2807.

GOLF COURSE COMMUNITY! Bring your own builder to this quiet, park-like setting in a gated community. Starting at \$85,000. Call Catherine Huber, 214-2125 or Ricky Buchholz, 665-5558.

DESIRE LUXURY LIVING? Custom built homes by Tommy Waters in convenient SW. Luxury home community, wooded 1/2 acre lots. Call Today! \$86,000. Call Catherine Huber, 214-2125 or Ricky Buchholz, 665-5558.

BUILD YOUR DREAM HOME. Exclusive Jeffrey Wilde Builder 1 acre lot for custom home. New SW neighborhood between Hayes Glen & Abbey Glen. Call for floor plans or build to suit. \$142,500. Call Sandra Lehrer, 665-0121.

LOTS OF LOTS! Five acre lots starting at \$185,000. Choose your own builder. Homes only. Convenient to new Publix shopping center. Call for brochure. Ed Sroka, 317-0472.

ATTACHED/CONDOS

Walk to UF



Nantucket Condos

New 1 & 2 BR Available Starting from the low \$160,000

Henry Rabell (352) 258-1114 Karen Godley (352) 256-3494

www.nantucketwalk.com

GREAT INVESTMENT OPPORTUNITY! Buy for investment or move in yourself. Very well maintained. 2BR/1BA w/ 840 sq. ft. Hard to find home ownership in this price range! \$54,900. Call Craig Wilburn, 317-6100.

GREAT FOR FIRST TIME BUYER. 3BR, 1407 sq. ft. unit with ceramic tile & carpet throughout. Private fenced yard. \$69,900. Call Catherine Huber, 214-2125 or Ricky Buchholz, 665-5558.

BEAUTIFULLY RENOVATED CONDOS 1 1/2 MILES TO UF! Quiet community w/ 1 or 2 bedroom plans available. Completely renovated with new kitchens, W/D, new carpet & paint. \$73,000 - \$93,000. Call Michelle Pace, 215-5506 or Tracey Kelley, 215-5155.

FULLY REMODELED & VERY ATTRACTIVE. All appliances, tile floors, paint, carpet brand new! Ready for immediate occupancy. Could be the most stylish & attractive condo for under \$80K. \$75,000. Call Craig Wilburn, 317-0707.

3BR CONDO IN SW GAINESVILLE. Great price for a hard-to-find 3BR/1.5BA town home. 1200 sq. ft. included with this 2-story unit. Family room, breakfast bar, large dining area, fenced-in back yard. Must see! \$84,900. Call Craig Wilburn, 317-0707.

GREAT LOCATION, GREAT VALUE! Very well maintained town home. 2BR/1.5BA with over 1000 sq. ft. Ceramic tile & carpeting. New refrigerator and stove. Low maintenance. \$97,000. Call Craig Wilburn, 317-0707.

REMODELED CLOSE TO CAMPUS! This is beautiful! Wood floors downstairs with new kitchen countertops, cabinets & appliances. Private balcony, a must see! \$109,500. Call Craig Wilburn, 317-0707.

FANTASTIC 2BR/2BA IN THE NW! All appliances stay in this great home! Large living/dining room with vaulted ceiling, and a spacious screened porch. \$132,000. Call Amy Buese, 222-7890.

PICKWICK PERFECT. 2BR/2.5BA, 1138 sq. ft. end unit that has community pool. Enjoy maintenance free living close to UF. \$139,000. Call Catherine Huber, 214-2125 or Ricky Buchholz, 665-5558.

LARGE CONDO NEXT TO UF & SHANDS. Luxury condo with 2BR/2.5BA. Large open kitchen & indoor laundry. Clubhouse has gym and pool. \$155,000. Call Michelle Pace, 215-5506 or Tracey Kelley-Kline, 215-5155.

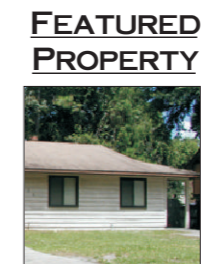
LOCATION! LOCATION! 3BR/2BA split. Tiffany. Excellent move-in condition. Large court yard, end unit, pretty trees. \$164,900. Call Martha Jane Green, 538-1033.

BOARDWALK WITH A VIEW! 2384 sq. ft. 3BR/2.5BA plus office, end-unit that backs up to woods with view of lake & convenient to all Gainesville amenities. \$252,500. Call Catherine Huber, 214-2125 or Ricky Buchholz, 665-5558.

COMMERCIAL LISTINGS



Market Square at Haile Plantation



BE GAINESVILLE'S TRUMP!

92 units that cash flow! Call Dave Ferro, 222-5924 or Henry Rabell, 258-1114.

LEASE

PRIME NW RETAIL LOCATION. 1000 sq. ft. mix use center. NW 39th Avenue. Plenty of parking. Available immediately. \$1630/mo. Call Paul Corey, 246-6646.

GREAT LOCATION SW 34TH STREET. Free-standing building 5600 sq. ft. with parking. Butler Plaza area. Super retail building. \$5000/mo. Call Paul Corey, 246-6646.

GREAT LOCATION CLOSE TO UF AND OAKS MALL. Take out or delivery restaurant. 1700 sq. ft. walk-in refrigerator in place. Plenty of parking. \$1500/mo. Call Paul Corey, 246-6646.

NW OFFICE WAREHOUSE FOR LEASE. 636 sq. ft. of office and 3364 sq. ft. of warehouse w/ 2 roll-up doors, A/C & 20' ceilings. Call now. \$1834/mo. Dave & Karen Ferro, 222-5924.

PROFESSIONAL BUILDING. Lease 5000 sq. ft. near UF & downtown. Great for offices, computer business, doctors, publishing, etc. \$4500/month. Call Dave & Karen Ferro, 222-5924.

VERY AFFORDABLE OFFICE SUITE. Large reception & conference and 4 offices. Convenient to UF & downtown. \$1000/mo. Call Paul Corey, 246-6646.

WALK TO THE COURTHOUSE! Spaces includes 22 offices, large file room & 2 reception areas. Bulk parking available. \$7730/mo. Call Dave & Karen Ferro, 222-5924.

THE TOP OF GAINESVILLE. Penthouse office suite. Former law office, the 11th floor of the Seagle Building. Breathtaking view. \$2400/mo. Call Paul Corey, 246-6646.

OFFICE

PROFESSIONAL OFFICE in desirable Thornebrook Village. This property is elegant and move-in ready. 3540 sq. ft. \$590,000. Call Dave & Karen Ferro, 222-5924.

QUALITY PROFESSIONAL CENTER. New 1200 sq. ft. office/warehouse condos for sale or lease. Call for brochure. Priced at \$99,500 or \$795/mo. Mike Ryals, 371-6100 ext. 312.

7800 SF MEDICAL OFFICE. Just steps from North Florida Regional. Call for brochure. \$1,000,000. Mike Ryals, 371-6100 ext. 312.

FREE STANDING 8900 SQ. FT. OFFICE/WAREHOUSE BUILDING. Great NW location 4800 sq. ft. in nice office space. Balance in warehouse w/ 18' ceilings & roll up doors. \$585,000. Call Mike Ryals, 371-6100 Ext. 312.

CONDOMINIUMS 1200-4000 sq. ft. Build To Suit

OFFICE SPACE 2400-4000 sq. ft. Build To Suit

Hurry, Limited Space!

Contact Todd Loeffler, 514-3523.



OFFICE

PROFESSIONAL BUILDING minutes to downtown and UF. Great location for physicians, lawyers, etc. Additional pad available. \$559,000. Call Dave & Karen Ferro, 222-5924.

SEAGLE BUILDING NEW CONSTRUCTION. October completion, 11 office suites. Plenty of parking. Close to UF and downtown. \$380 - \$6092/mo. Call Paul Corey, 246-6646.

1235 SF MEDICAL OFFICE BUILDING. Located at 4881 NW 8th Avenue. Ready to move in! Available for sale or lease at \$196,000 or \$16.50/sf. Call for brochure. Mike Ryals, 371-6100 ext. 312.

OTHER

2800 SQ. FT. RETAIL SPACE. Adjoining Crispers at 3102 SW 34th \$20/sq. ft. available immediately. Call Mike Ryals 371-6100 Ext. 312.

POLLY'S MEAT & GROCERY. Recently renovated with tremendous potential as convenience store/deli. 3000 sq. ft., 1.08 acre. \$339,900. Call Dave & Karen Ferro, 222-5924.

ONE-OF-A-KIND! 12 acres, zoned industrial. Great location on 441 just north of Gainesville. Includes home and multiple warehouses/sheds. \$325,000. Call Mike Ryals, 371-6100 ext. 312.

ATTENTION INVESTORS. 2 quads for sale, walk to campus. First quad, four 2BR/1BA for \$299,000. Second quad, 4BR/1BA for \$249,900. \$3600/month income. Call Paul Corey, 246-6646.

ATTENTION INVESTORS! Medical office building just steps from NFL Regional. 6964 sq. ft. Currently leased to 3 tenants w/ gross income of \$7645/mo. \$985,000. Call Mike Ryals, 371-6100 ext. 312.

ATTENTION MECHANICS! Work for yourself! Major auto repair can be yours. Partial seller financing available! \$260,000. Call Dave & Karen Ferro, 222-5924.

THRIVING FRANCHISE for sale. Great northwest location. Information given only with nondisclosure agreement. \$95,000. Call Dave & Karen Ferro, 222-5924.

VACANT

COMMERCIAL OPPORTUNITY! Vacant commercial lot in an excellent location with 487 feet of frontage on 301 South. \$88,000. Call Amy Buese, 222-7890.

2 ACRE COMMERCIAL LOT. Fully approved site plan for 16,000+SF retail building. BH zoning Jones