



55+ ACTIVE ADULT COMMUNITY • OCALA, FLORIDA

COMMUNITY GUIDE

Melody Preserve

A new tempo for 55+ living. New single-family homes, low-maintenance amenities, and a welcoming, gated neighborhood built by one of Florida's most established developers.

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Ocala & Marion County, Florida



Rendering is artist's concept

What this guide covers

This is a straightforward look at Melody Preserve: who built it, what it costs to live there, the floor plans and finishes available, the amenities, and the questions buyers ask most. Everything here is meant to help you decide whether this community fits the next chapter you have in mind.

A quick note on new construction

The sales team at any new-home community works for the builder. Bringing your own agent costs you nothing as a buyer, and it means you have someone independent looking out for your price, your contract, your timeline, and your financing. The one rule that matters: have your agent with you (or registered) on your very first visit, before you tour or sign anything.

THE APPROACH

I don't just find homes,
I engineer your wealth.

1 A local read on the deal

Born and raised in Marion County. I can tell you how Melody Preserve compares to other Ocala options on price per square foot, resale outlook, lot position, and long-term value, not just what is on the brochure.

A welcoming 55+ neighborhood in the heart of Ocala

Melody Preserve is a 55+ active-adult community offering affordable, single-story living, quality construction, and an easy, connected lifestyle. Homes come in two collections, the Classic Series and the Cottage Series, all designed for how active adults live today. At a glance:

Age Qualified

At least one resident 55 or older per household.

Low \$55/mo HOA

Strong value that helps keep the community beautiful and connected.

Pet Friendly

All pets welcome, with no breed restrictions.

Gated Access

Passive electronic gated entries for added privacy.

Six Single-Story Plans

2 to 3 bedrooms, all with a 2-car garage.

Location

8447 SW 99th St. Rd., Ocala, FL 34481.

INCLUDED IN EVERY HOME

Granite kitchen counters • quartz bath vanity tops • 36" Maple cabinetry • Whirlpool stainless appliance package • smart-home package with Ring doorbell • 15+ SEER2 HVAC with a 10-year limited warranty.

Why Ocala: known as the Horse Capital of the World, Ocala and surrounding Marion County offer a central Florida location with reasonable access to both coasts, established healthcare, and a lower cost of living than many coastal retirement markets. It has become one of the state's faster-growing areas for active-adult buyers.

Built by Colen Built Development

Melody Preserve is built by Colen Built Development, the award-winning, family-owned developer behind On Top of the World Communities and Calesa Township. Founded in St. Petersburg, Florida in 1947 by Sidney Colen, the company has spent decades building communities and homes across the state. For a buyer, that track record matters: it speaks to construction quality, warranty support, and how a community is likely to be maintained over time.

76

YEARS OF
EXPERIENCE

18

COMMUNITIES
BUILT

15,341

HOMES
BUILT

30,781

SATISFIED
CUSTOMERS

Why the builder is part of the value

A well-capitalized, long-tenured builder tends to finish communities as promised, stand behind their warranties, and hold value better at resale. Colen Built's local history in the Ocala area is one of the stronger arguments in Melody Preserve's favor, and it is worth weighing alongside price and floor plan when you compare communities.



Amenities built for easy, connected days

The amenities here are designed around low-maintenance living and getting to know your neighbors. Thoughtful shared spaces, a walkable layout, and quality behind the scenes come together in the community.



Bark Park

A welcoming space for pups and residents to mingle, with room to roam and a shaded pavilion to gather under.



Neighborhood Trail

A scenic community loop that invites morning walks, relaxed jogs, and effortless outdoor living close to home.



Pickleball Courts

Two dedicated courts for casual games, daily exercise, and friendly matches with neighbors.



Multi-Purpose Pavilion

A shared, shaded gathering spot at the center of community life, ideal for events and everyday get-togethers.



Behind the scenes

Passive electronic gated entries and Colen Built's construction standards mean less to worry about and more time to enjoy where you live.

Included luxury features

These come standard, not as add-ons. A short list of the highlights buyers care about most. Ask me for the full builder feature sheet for exact per-plan details.

● Kitchen

- 36" Maple cabinetry with hidden hinges
- Granite countertops with 5" backsplash
- Stainless 50/50 undermount sink, Delta faucet
- Whirlpool stainless appliance package
- Natural gas range and spacious pantry

● Baths

- 36" Maple vanities, quartz vanity tops
- Ceramic undermount sinks, Delta chrome faucets
- 42" full-width mirrors over vanities
- Comfort-height elongated toilets
- Safety grab bar in showers

● Interior

- 9' 4" ceilings with knockdown finish
- 6' 8" raised panel doors, 8' fiberglass entry
- Ceramic tile in foyer and wet areas
- Stain-resistant carpet with high-density pad
- Zero-entry threshold, lever door hardware

● Energy & Construction

- 15+ SEER2 HVAC, 10-year limited warranty
- Low-E, argon, double-pane vinyl windows
- R30 attic and R5 exterior wall insulation
- Radiant barrier roof, LED lighting package
- Concrete block, GAF architectural shingles

● Smart Home & Safety

- Ring video doorbell
- Wi-Fi garage door opener with 2 remotes
- Digital programmable thermostat
- Wi-Fi access point, fiber-to-the-home ready
- Smoke and carbon monoxide detectors

● Warranty

- 1-year builder workmanship and materials
- 2-year major systems (plumbing, HVAC, electrical, roofing)
- 10-year limited structural warranty
- Whirlpool appliance warranty upon registration

Highlights shown reflect the Classic Series feature set. Cottage Series finishes are comparable; confirm exact per-plan features on the current builder feature sheet. Green items indicate energy-performance features. Features subject to change without notice.

The Classic Series

Four single-story plans, two to three bedrooms, built for entertaining and room to spread out. Every plan includes a 2-car garage, granite counters, and designer wood cabinetry. Elevations A, B, and C available.

CLASSIC SERIES



Rendering is artist's concept

Wisteria

STARTING FROM

\$330,990

3 BEDS	2 BATHS	2 GARAGE	2,126 A/C SQ FT	2,943 TOTAL SQ FT
Great room	Covered lanai	Covered porch	Laundry	

CLASSIC SERIES



Rendering is artist's concept

Sunflower

PRICING

On Request

3 BEDS	2 BATHS	2 GARAGE	1,967 A/C SQ FT	2,872 TOTAL SQ FT
Great room	Breakfast area	Covered lanai	Covered porch	



Orchid

PRICING

On Request

3 BEDS	2 BATHS	2 GARAGE	1,894 A/C SQ FT	2,605 TOTAL SQ FT
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- Great room
- Flex room
- Covered lanai
- Covered porch



Ginger

PRICING

On Request

2 BEDS	2 BATHS	2 GARAGE	1,767 A/C SQ FT	2,618 TOTAL SQ FT
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- Great room
- Flex room
- Covered lanai
- Covered porch

Ginger offers a two-bedroom footprint with the larger Classic Series lanai and porch package, a strong fit if you want single-level ease without giving up outdoor living space.

FLOOR PLANS

The Cottage Series

Right-sized, two-bedroom plans with flexible space and lower maintenance, with the same finishes and 2-car garage found across the community. Elevations A and B available.

COTTAGE SERIES



Rendering is artist's concept

Terra

PRICING

On Request

2 BEDS	2 BATHS	2 GARAGE	1,467 A/C SQ FT	2,002 TOTAL SQ FT
Great room	Flex room	Breakfast area	Patio	Covered entry

COTTAGE SERIES



Rendering is artist's concept

Oasis

PRICING

On Request

2 BEDS	2 BATHS	2 GARAGE	1,343 A/C SQ FT	1,896 TOTAL SQ FT
Great room	Breakfast area	Patio	Covered entry	

Square footage reflects air-conditioned living area, with total under-roof shown where noted. Plans, elevations, pricing, and availability are set by the builder and subject to change. Ask for the current price sheet and quick-move-in inventory.

Frequently asked questions

Can I live here if I am under 55?

Yes. At least one resident in the household must be 55 or older to live in Melody Preserve.

What is the monthly HOA fee?

The HOA fee is \$55 per month, which helps maintain a beautiful, connected community and represents strong value for an amenity-rich neighborhood.

Do you allow pets?

Yes. All pets are welcome at Melody Preserve, with no breed restrictions.

Is this a gated community?

Yes. Melody Preserve features passive electronic gated entries for added privacy and peace of mind.

What types of homes are offered?

Six single-story, single-family plans across the Classic Series (Wisteria, Sunflower, Orchid, Ginger) and the Cottage Series (Terra, Oasis), from two to three bedrooms.

Who is the developer?

Melody Preserve is built by Colen Built Development, the trusted builder behind On Top of the World and Calesa Township.

Where exactly is it?

8447 SW 99th St. Rd., Ocala, FL 34481, a central-Florida location and a growing destination for active-adult living.

How do I lock in the best home and terms?

Tour with your own agent from the first visit. I can pull comparable pricing, review the builder contract and incentives with you, and help you choose the right lot and plan for long-term value.

NEXT STEP

Let's see if Melody Preserve is the *right move* for you.

I will walk you through pricing, floor plans, available lots, and builder incentives, and give you an honest read on how this community compares to your other options in Ocala. No pressure, just a clear plan.

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📅 Schedule a call: calendly.com/cristian-homesinocalaflorida/30min

📍 Serving Ocala and all of Marion County, Florida

"I don't just find homes, I engineer your wealth."

EQUAL HOUSING OPPORTUNITY

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