



AN INDEPENDENT LOCAL GUIDE BY CRISTIAN GONZALEZ, REALTOR

Calesa Township

Community Guide · Ocala, Florida

A master-planned Colen Built community in southwest Ocala: fourteen single-family plans, miles of trails, neighborhood pools, an on-site charter school, and a resident FAST aquatic membership. A straight, no-hype look at what living here involves.

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Equal Housing Opportunity

THE COMMUNITY

Wide-open space, planned around how people live

Calesa Township sits in the SW 80th Avenue corridor of southwest Ocala, built by Colen Built Development, the family-owned Florida company behind On Top of the World. The plan pairs single-family homes with an extensive trail system, neighborhood pools, playgrounds, and open green space, plus two features you rarely find inside one community: an on-site charter school and access to a competition-grade aquatic center next door.

Homes are one and two-story single-family detached, organized into three collections that step up in size and price: Artisan for right-sized, lower-maintenance living, Floral with three-car tandem garages and more room, and Arbor at the top of the range with split three-car garages and multigenerational HomeFlex options.

Because everything is new construction, you are choosing a plan, a homesite, and finishes rather than buying an existing house. That is where your own representation matters. I work for you, not the builder, and there is no separate fee to you for that guidance.



Location	Southwest Ocala, near 6404 SW 78th Court, FL 34474
Builder	Colen Built Development (new construction)
Home types	One and two-story single-family detached
Collections	Artisan, Floral, Arbor
Plans	14 published floor plans
Starting prices	From the mid \$350,000s (builder pricing, subject to change)
HOA	About \$155/month (2025 budget year, subject to change); includes the FAST household membership
School	Ina A. Colen Academy, tuition-free public charter, on site

HOMES & FLOOR PLANS

Fourteen plans, three collections

Published starting prices are the builder's base pricing and change with homesite, elevation, options, and incentives. Ask me for current pricing, availability, and any move-in-ready homes. Square footage and pricing are builder figures, deemed reliable but not guaranteed.

Artisan Collection

Two-car garages, from the mid \$350s. Efficient layouts, lower carrying costs.



Carrant

ARTISAN COLLECTION

From \$353,990

starting price, subject to change

3 bd | 2 ba | 2-car

1,879 a/c sq ft | 1-story

Single-story plan with 3 bedrooms, 2 baths, and a 2-car garage. Open great room, a flex room that adapts to a home office or hobby space, and a covered lanai. The most compact Artisan layout.

A/C living area 1,879 sq ft

Covered lanai 179 sq ft

Total under roof 2,585 sq ft

2-car garage 438 sq ft

Covered porch 89 sq ft



Garnet

ARTISAN COLLECTION

From \$361,990

starting price, subject to change

4 bd | 2 ba | 2-car

1,921 a/c sq ft | 1-story

Single-story plan with 4 bedrooms, 2 baths, and a 2-car garage. Great room, a breakfast area off the kitchen, and a rear patio. A straightforward one-level layout at an entry price point.

A/C living area 1,921 sq ft

Covered entry 46 sq ft

2-car garage 461 sq ft

Total under roof 2,428 sq ft



Sapphire

ARTISAN COLLECTION

From \$367,990

starting price, subject to change

4 bd | 3 ba | 2-car
2,336 a/c sq ft | 2-story

Two-story plan with 4 bedrooms (one down, three up), 3 baths, and a 2-car garage. Downstairs great room and dining plus a flex room, separating main-level living from the upstairs bedrooms.

1st floor A/C 1,239 sq ft

Total A/C living 2,336 sq ft

Total under roof 2,811 sq ft

2nd floor A/C 1,097 sq ft

2-car garage 438 sq ft



Sable

ARTISAN COLLECTION

From \$379,990

starting price, subject to change

4 bd | 2.5 ba | 2-car
2,420 a/c sq ft | 2-story

Two-story plan with 4 bedrooms, 2.5 baths, and a 2-car garage. A great room and separate living room on the main level, with a game room upstairs. The largest Artisan layout.

1st floor A/C 1,421 sq ft

Total A/C living 2,420 sq ft

Total under roof 3,017 sq ft

2nd floor A/C 999 sq ft

2-car garage 454 sq ft

Floral Collection

Three-car tandem garages and more room, from the low \$400s. Includes the largest single-story options.



Begonia

FLORAL COLLECTION

From \$406,990

starting price, subject to change

3 bd | 2 ba | 3-car tandem

2,202 a/c sq ft | 1-story

Single-story plan with 3 bedrooms, 2 baths, and a 3-car tandem garage. Great room, breakfast area, walk-in pantry, and a covered lanai. The tandem bay adds workshop or storage space.

A/C living area 2,202 sq ft

Covered lanai 235 sq ft

Total under roof 3,458 sq ft

3-car tandem garage 746 sq ft

Covered porch 275 sq ft



Gardenia

FLORAL COLLECTION

From \$435,990

starting price, subject to change

4 bd | 3 ba | 3-car tandem

2,671 a/c sq ft | 1-story

Single-story plan with 4 bedrooms, 3 baths, and a 3-car tandem garage. Great room, formal dining, and a nest off the kitchen that works as a drop zone or coffee station.

A/C living area 2,671 sq ft

Covered lanai 448 sq ft

Total under roof 4,123 sq ft

3-car tandem garage 725 sq ft

Covered porch 279 sq ft



Larkspur

FLORAL COLLECTION

From \$459,990

starting price, subject to change

4 bd | 3 ba | 3-car tandem

3,089 a/c sq ft | 1-story

Single-story plan with 4 bedrooms, 3 baths, and a 3-car tandem garage. Great room, dining room, a flex room, and a nest, with a split-bedroom layout and a private primary suite.

A/C living area 3,089 sq ft

Covered lanai 301 sq ft

Total under roof 4,464 sq ft

3-car tandem garage 796 sq ft

Covered porch 278 sq ft



Lily

FLORAL COLLECTION

From \$443,990

starting price, subject to change

4 bd | 4.5 ba | 3-car tandem

3,125 a/c sq ft | 2-story

Two-story plan with 4 bedrooms, 4.5 baths, and a 3-car tandem garage. Open great room and dining, a downstairs flex room, and an upstairs loft for additional living space.

A/C living area 3,125 sq ft

Covered lanai 70 sq ft

Total under roof 4,113 sq ft

3-car tandem garage 697 sq ft

Covered porch 221 sq ft



Marigold

FLORAL COLLECTION

From \$471,990

starting price, subject to change

5 bd | 3.5 ba | 3-car tandem

3,374 a/c sq ft | 2-story

Two-story plan with 5 bedrooms, 3.5 baths, and a 3-car tandem garage. Formal dining, great room, a nest, and a large upstairs loft. The most bedrooms in the Floral collection.

1st floor A/C 2,048 sq ft

Total living 3,374 sq ft

Total under roof 4,920 sq ft

2nd floor A/C 1,326 sq ft

3-car tandem garage 844 sq ft

Arbor Collection

Split three-car garages and HomeFlex Next-Gen suites, at the top of the range.



Acacia

ARBOR COLLECTION

From \$451,990

starting price, subject to change

4 bd | 3 ba | 3-car

2,818 a/c sq ft | 1-story

Single-story plan with 4 bedrooms, 3 baths, and a 3-car garage. Open great room, a kitchen with breakfast area, a flex room, and a nest. All living on one level.

A/C living area 2,818 sq ft

Covered lanai 372 sq ft

Total under roof 4,261 sq ft

3-car garage 757 sq ft

Covered porch 314 sq ft



Cypress

ARBOR COLLECTION

From \$465,990

starting price, subject to change

4 bd | 3 ba | 3-car split

2,876 a/c sq ft | 1-story

Single-story plan with 4 bedrooms, 3 baths, and a 3-car split garage. Great room, flex room, breakfast area, and a private primary suite with dual walk-in closets.

A/C living area 2,876 sq ft

1-car garage 273 sq ft

Total under roof 4,229 sq ft

2-car garage 507 sq ft

Covered lanai 393 sq ft



Hawthorn

ARBOR COLLECTION

From \$482,990

starting price, subject to change

5 bd | 4 ba | 3-car split

3,197 a/c sq ft | 1-story

Single-story plan with 5 bedrooms, 4 baths, and a 3-car split garage. Offers the HomeFlex option: a separate suite with its own living area and entrance for multigenerational or guest use. Great room and formal dining.

A/C living area 3,197 sq ft

1-car garage 279 sq ft

Total under roof 4,502 sq ft

2-car garage 481 sq ft

Covered lanai 359 sq ft



Willow

ARBOR COLLECTION

From \$492,990

starting price, subject to change

4 bd | 3.5 ba | 3-car split

3,219 a/c sq ft | 1-story

Single-story plan with 4 bedrooms, 3.5 baths, and a 3-car split garage. Offers the HomeFlex option for a private secondary suite. Great room, breakfast area, and a nest.

A/C living area 3,219 sq ft

Covered lanai 249 sq ft

Total under roof 4,327 sq ft

3-car split garage 731 sq ft

Covered porch 128 sq ft



Mulberry

ARBOR COLLECTION

From \$525,990

starting price, subject to change

4 bd | 4.5 ba | 3-car split

3,802 a/c sq ft | 2-story

Two-story plan with 4 bedrooms, 4.5 baths, and a 3-car split garage. Formal dining, great room, a flex room that works as a home office, and a spacious upstairs loft. The largest published Calesa plan.

1st floor A/C 2,598 sq ft

Total living 3,802 sq ft

Total under roof 5,146 sq ft

2nd floor A/C 1,204 sq ft

3-car split garage 771 sq ft

AMENITIES & RECREATION

Shared space, built into the plan

Amenities are woven through Calesa Township rather than parked in one clubhouse. Details are the builder's and are subject to change; verify current availability with the community.



Roan Hills Park resort-style pool

Roan Hills Park

Heated pool

Covered pavilion

BBQ grills

Multi-purpose lawns

Walking path loop

Spray pad

Covered gazebos

Playground

Full-court basketball

Outdoor fitness



The Calesa Township trail system

The trail system

Paved and unpaved trails throughout the community

Fitness paths with a yoga pavilion and stations

Trailhead kiosks and shaded pavilions

Om Home multi-use structure off the trails

Adventure Trails experience (coming soon)



Adventure Park pump track

Adventure Park

Bicycle pump track with rollers and banked turns

Skate park with ramps and rails

Play park and shaded picnic area

Bark parks

Two fenced, double-gated dog parks with separate small-dog and large-dog areas.

Roan Hills Bark Park: covered pavilion, water stations, over one acre

Sorrel Glen Bark Park: covered pavilion, agility obstacles, dog wash station



Birds of Passage pedestrian tunnel mural by Don Rimx, Nicole Salgar, and Chuck Berrett

Pedestrian tunnels

Pedestrian tunnels carry residents safely beneath busy roadways, connecting the trails, parks, and amenities. The Birds of Passage tunnel features a large collaborative mural honoring the land, its ecosystem, and its native wildlife.

FAST AQUATIC CENTER

A competition-grade aquatic center, next door

Florida Aquatics Swimming and Training (FAST) sits beside Calesa Township. At over 82,000 square feet, it hosts swim meets from the local to the national level and offers training for a range of skill levels. Calesa residents receive a household membership as part of the community.



Indoor 10-lane competition natatorium

Facilities

Indoor heated 10-lane pool (50-meter / 25-yard), up to 1,200 spectator and 800 bleacher seats

Outdoor L-shaped heated Myrtha pool (50-meter / 25-yard / 25-meter) with cabanas

FAST FIT training room, about 2,500 sq ft, PowerLift USA equipment

Interactive spray ground and outdoor locker rooms



What the resident membership includes

Lap swimming and open swim

Spray ground

FAST FIT training room

Locker rooms

10% discount at the Pro Shop and Fuel Cafe

The household membership is included in the HOA fee (about \$155 per month, 2025 budget year, subject to change), applies to household members only, limit four per household, and is subject to blackout dates and adjusted holiday hours. Programming such as swim lessons, the FAST Falcons club, camps, clinics, and aqua aerobics is not included and may carry additional fees. Confirm current details and the schedule at FloridaFAST.com. FAST and Myrtha are trademarks of their respective owners.

SCHOOLS & EDUCATION

Ina A. Colen Academy, inside the community

Calesa Township includes the Ina A. Colen Academy, a tuition-free public charter school located within the community. Having a school on site is uncommon among Ocala neighborhoods.

Enrollment is handled through the school and is not guaranteed by living in the community. For current grade levels, enrollment windows, and the application process, contact the school directly.

This guide shares school information factually and neutrally. It does not steer buyers toward or away from any community based on schools or any other protected characteristic. Verify all school details, including boundaries, capacity, and enrollment, directly with the school and the district.

LIFESTYLE

The HomeFlex Next-Gen option

Several plans offer the HomeFlex option, Colen Built's Next-Gen layout. It adds a private secondary suite under one roof, with its own entrance, garage, bedroom, bathroom, and living area. It is a practical setup for multigenerational households, long-term guests, or a private home office, balancing togetherness and privacy without a separate structure. HomeFlex is offered on the Next-Gen plans, including the Hawthorn and Willow.



Model interiors. Renderings are the builder's and illustrative only.

LOCATION

Southwest Ocala, close to almost everything

Calesa Township is centered near 6404 SW 78th Court, Ocala, FL 34474. Distances and drive times below are approximate and by car; use live directions for exact routing.

Destination	Miles	Drive
Ocala International Airport (OCF)	4	9 min
I-75 / SR 200 interchange	5	11 min
Market Street at Heath Brook	5	11 min
HCA Florida Ocala Hospital	7	15 min
AdventHealth Ocala	7	15 min
Downtown Ocala	8	16 min
World Equestrian Center	10	18 min
Silver Springs State Park	13	22 min
The Villages	33	40 min
Gainesville / UF	40	48 min
Orlando Int'l Airport (MCO)	85	~1h 25m
Tampa Int'l Airport (TPA)	95	~1h 40m

WORKING WITH CRISTIAN

From first tour to keys

Touring a new-construction community is easier with your own representation. The builder's sales team represents the builder. As your REALTOR I represent you, at no separate fee to you: comparing plans and homesites objectively, reviewing the contract and incentives, and guiding you through inspections and closing.

1. Set your budget

Start with a clear number. A licensed lender can help you weigh monthly costs, including HOA, taxes, and insurance. I am not a lender and do not give financing advice, but I will connect you with good ones.

2. Get pre-approved

Work with a lender to choose a loan that fits and to get pre-approved, so you know what you can borrow.

3. Choose plan and homesite

Bring your must-haves. We compare the 14 plans and available homesites objectively.

4. Purchase agreement

I review the contract, options, and any current incentives with you before you sign.

5. Build process

Colen Built constructs the home. I stay in the loop through milestones and walkthroughs.

6. Move in

Closing, final walkthrough, and keys. I am still a call away afterward.

A note on tours and programs: the builder offers model tours and, at times, an overnight discovery program and a credit-readiness program, each with its own terms that change over time. Ask me what is available now, and talk to a licensed lender for anything involving credit or financing. Nothing in this guide is legal, tax, or financial advice.

CONTACT

Let's talk Calesa

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

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