

ON FINAL FOR HOME

The World's Premier Residential Country Club Fly-In Community



A privately owned planned unit development, SPRUCE CREEK FLY-IN consists of approximately 1200 acres situated on a World War II Naval Airfield. The community's paved four thousand foot runway is served by 14 miles of paved taxiways to your home with fifty to sixty foot clearance to accommodate even long winged aircraft. The homes range from modest to elaborate as do the aircraft. The home styles vary from golf condominiums to condominiums with plane ports, single family homes on zero lot lines where the association maintains the landscaping and exterior of the homes, and, of course, homes either on taxiways, golf course, or beautiful Spruce Creek. There is a home to suit almost every taste and budget.

The 18 hole championship golf course is carved out of a forest. The golf club complex includes a well-stocked pro shop, lounge and formal dining room, locker rooms, and cart storage. The club swimming pool, bathhouse, barbecue area, and tennis courts are located next to the club-

house. Club membership is available.

A community recreation and nature area includes a picnic shelter overlooking SPRUCE CREEK and a 1,000' nature boardwalk to a canoe dock and separate fishing dock. SPRUCE CREEK winds through a beautiful virgin cypress and pine forest, through sawgrass flatlands to the intracoastal waterway and on to the ocean through Ponce Inlet.

The Property Owners Association, backed by deed restrictions for the protection of property owners, furnishes a 24 hour guarded entrance, plus maintenance of the common areas in the community. All utilities, including cable TV, are underground.

Affordability is the best kept secret of SPRUCE CREEK. Two bedroom condos start at \$190,000. Taxiway homes with a hangar start at

\$650,000. Lots range from the low hundreds to over four hundred thousand. Lot prices are dependent on location, size, and whether it has taxiway access.

Spruce Creek is only 10 minutes away from excellent shopping facilities, banks, churches, hospitals, theaters and restaurants. A trip to Daytona's famous beach, marinas and boat ramps or fishing is just 15 minutes away.

Spruce Creek Fly-In Realty is located in the center of the community just East of the FBO on Cessna Blvd. Our sales staff will be happy to assist you with any questions you may have.

If you are flying, GPS Coordinates are 29-04.6N, 81-02.6W. Airport Identifier was 44J, but was changed 7/1/99 to 7FL6. Unicom 122.975. Aircraft parking is available next to our office. Accommodations, rental cars, and tie downs can be arranged. If you drive, ask the guard at the gate to direct you to our office, and follow the signs to the airport.

Remember, you don't have to be a pilot to live at the Fly-In, but if you enjoy flying or being around planes, Spruce Creek Fly-In is the place for you.

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SPRUCE CREEK FLY-IN REALTY



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