

FEATURES + BENEFITS

12714 TYLER RUN AVENUE, ODESSA, FL 33556

The Property

- Just under 10 acres of beautifully maintained land
- 13 stalls total – 11 in main barn center aisle+ 2 in separate paddock
- 7 pastures with 3-board fencing and hot wire
- Gated entry and completely perimeter fenced
- 3 bedroom, 2 bathroom, completely updated home
- 2 detached garages
- Irrigated, lighted, footed dressage arena
- RV hookup and efficiency apartment/ she- shed


The Home

Interior Highlights:

- New LVP flooring (2023) throughout
- Completely remodeled kitchen (2023) with solid-wood cabinets, quartz countertops & new appliances
- New windows & Hardie Board siding (2023)
- Open-concept layout perfect for entertaining
- Split-bedroom design for privacy
- Primary suite with two walk-in closets, double sinks, new shower, and bay window overlooking the pastures
- Screened-in front porch and covered rear deck (2018)
- Hot tub spa on custom brick pavers for relaxing after rides
- AquaSure water treatment system (approx. \$5K value)

Recent Upgrades:

- Two new septic tanks (2025)
- New 2-car garage (2024) with metal roof
- New AC (2018), water heater (2015), roof (2013)



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The Barn & Facilities

A professionally designed and insulated center-aisle barn, perfectly positioned to catch the Florida breezes.

- 13 stalls total – 11 in main barn + 2 in separate paddock
- Automatic gated entry and a tree-lined driveway offering privacy and curb appeal
- Hot water, feed openings, Dutch doors, and windows for each stall
- 12×20 tack room with saddle racks & bridle hooks
- Indoor wash/grooming rack + 2 exterior wash racks
- Bathroom house with full bath & laundry
- Outdoor lounge/patio with swing — a breezy spot to unwind

The Arena

Built for serious riders and designed with quality in mind.

- Regulation dressage arena with limestone base and semi-angular sand footing (same as used in GGT footing)
- Mirrors and wide perimeter (30–50 ft) for hacking
- Rain Bird irrigation system with timers
- 600-watt high-pressure sodium lights (4) for evening rides
- Covered viewing gazebo for guests and trainers
- Custom XL mounting block, round pen, and concrete shavings bin
- Insulated shipping container for hay storage

Additional Structures

- Efficiency/"She-Shed" Apartment with window A/C, next to full bathroom/laundry building
- Massive XL garage (fits up to 7 cars) with metal roof, workshop, air compressor, and climate-controlled room
- New 2-car detached garage (2024) beside the home