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Campus View popular with students

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Special to The Sun

Published: Friday, January 11, 2008 at 6:01 a.m.

Mallory Hope had a pretty good idea of what she wanted to do with her life after graduation from the University of Florida.

"My father is a dentist. Watching him (work) all those years, I knew I wanted to be a dentist, too," said the 22-year-old Ocala native, who chose UF's College of Dentistry for her degree work.

With Hope entering the dental school in early 2008, and 20-year-old brother Kyle transferring to UF this summer, the family chose to buy a condominium.

"It's convenient in a lot of ways," Hope said. "It's a good investment for my family, a lot of my friends live there, and it's only a four-minute bike ride (to school)."

Campus View South is the fourth of five phases for Gainesville-based developer Viking Construction Company of Florida, LLC. The four-story, 49-unit project features 2 bedroom/2 bath models, each about 1,040 sq. ft. and priced from \$249,900 to \$269,900. The homeowner association fees are \$164 per month and include building hazard insurance, common ground maintenance, trash collection, water and monitored security.

Located on SW 9th Road just east of SW 13th Street, the Campus View development appeals to both students and medical employees for its proximity to both the University of Florida and Shands HealthCare Center, said Todd Shealy, owner and broker of Focus Real Estate Group. The complex is also just minutes from the downtown area.

The kitchens at Campus View South include 42-inch maple wall cabinets with crown molding, extensive Formica countertops and eat-at breakfast bar. A full line of General Electric appliances include smooth-top range, dishwasher, microwave oven and side-by-side refrigerator with ice and water dispensers in the door.



BRANDON KRUSE/The Gainesville Sun
The exterior of Campus View apartments.

Each model is equipped with lighted ceiling fans in all living areas, programmable thermostat, insulated windows and pre-wiring for Internet and cable. In addition, the units have either an open-air lanai or Juliette balcony, depending on the unit chosen, smoke detectors and 24-hour monitored security system. A spacious laundry room features a full-size GE washer and dryer along with mounted shelving and extra storage space.

Standard residence features include crown molding throughout with chair rail accent in the dining area, 6-foot tall windows in all rooms and ceramic tile in kitchen, laundry room and baths. The models feature architectural details such as plant ledges, arched hallway entry and double French doors leading to the balcony.

Campus View South includes covered parking for each unit, with additional private parking spots available for sale on a lottery basis. A storage area located off the residence breezeways features individual 5-by-7 units. And building access is secured with key-safe entry from parking lot and breezeways.

Some parents are opting to purchase the units and share the title with their student children in order to secure Homestead Exemption for the property, said Shealy, broker and owner of Focus Real Estate Group.

"(Sharing the title) was something that was brought to our attention. We didn't know this going into the deal. Our financial advisor told us to check into it," said Mallory Hope's mother Karen Hope.

"Technically, as long as the son or daughter is living in (the condominium), they can take advantage and homestead it. To cap the (tax) increase to no more than 3 percent is the real incentive," said Shealy.

Construction for Campus View South is scheduled for completion in late March. But the initial designing of the project began in 2004 with a meeting between Shealy and Svein Dyrkolbotn, a former Gator basketball player.

The two had become friends at UF in 1994 when Shealy was working in the athletic department and Dyrkolbotn, known at UF as the "Norwegian collegian," was playing in UF's first Final Four team. Shealy went on to specialize in real estate, while Dyrkolbotn entered the construction industry, later forming Viking Construction.

"The concept for Campus View was scratched out on a napkin at McAlister's Deli," Shealy said.

Plans for the final phase of development, Campus View Place, include 45-units of 2 bedroom/2 bath and 3 bedroom/3 bath residences. Groundbreaking is slated to begin August 2008.



