



# GROVELAND WATERFRONT ACREAGE

47 +/- ACRES

Lake County, Florida

*Bank Owned!*

*Single Homesite*

*Small Residential  
Development*

*Gated Access with Keypad*

*Private, Secluded Rural Area  
of Estate Homes*

*Shopping in Clermont 10  
Minutes Away*



Beautiful, wooded, waterfront property with lots of privacy! Perfect for small development or roomy homesite. Gated access with keypad. The area is a secluded, rural area of nice estate homes.

**Total Acres:** 47.55 +/- AC

**Price:** \$325,000

**Address:** Villa City Road (CR 565) Groveland, FL  
Lake County

**Road Frontage:** on Villa City Road (CR 565)

**Current Use:** Vacant residential

**Zoning:** R-1A, allows up to 3 units per acre

**Uplands/Wetlands:**

- 9.5 +/- acres uplands
- 38.05 +/- acres wetlands

**Taxes (2011):** \$2,845

**Parcel ID:** 01-22-24-0004-000-01000

**GPS Coordinates:** -81.86119 and 28.60102

**Driving Directions**

- Take the Florida Turnpike towards Groveland
- Take Exit 285 and go south to Hwy 27
- Head north on Hwy 27 to CR 565 (Villa City Rd.)
- Turn left on CR 565 and go 4.5 miles to the property entrance on your left

*1,350 +/- ft gravel driveway*

*Perfect Central Florida location*

*Easy access to Florida Turnpike!*

*Shopping in Clermont just 10 minutes away*



Additional Maps & Details Online

[SAUNDERSREALESTATE.COM/GROVELANDWATERFRONT](http://SAUNDERSREALESTATE.COM/GROVELANDWATERFRONT)

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