

# LAKE GENTRY LAKEFRONT 41± ACRES

*SAINT CLOUD, FL | OSCEOLA COUNTY*

41 ± ACRES TOTAL







## SPECIFICATIONS & FEATURES

**Acreage:** 41.02 ± acres

**Sale Price:** \$1,230,600

**Price per Acre:** \$30,000

**Address:** 5339 Canoe Creek Rd, Saint Cloud, FL 34772

**County:** Osceola

**Road Frontage:** 575 ± Ft Canoe Creek Rd

**Lake Frontage:** 575 ± Ft Lake Gentry

**Soil Types:** Narcoossee, Smyrna, Basinger, Myakka Fine Sands

**Uplands/Wetlands:** 30.7 ± Uplands; 10.4 ± Wetlands

**Grass Types:** Bahia and Native

**Structures:** 2014 MHDW 3/1; 16' X 74' 1,184 sq ft ; 1,200 sq ft Pole Barn

**Taxes:** \$1,604.71 (2019) \* Taxes Reflect Adjustments for Agricultural

Classification and/or the Save Our Homes Cap

**Zoning/FLU:** AC (Agriculture) / Mixed Use

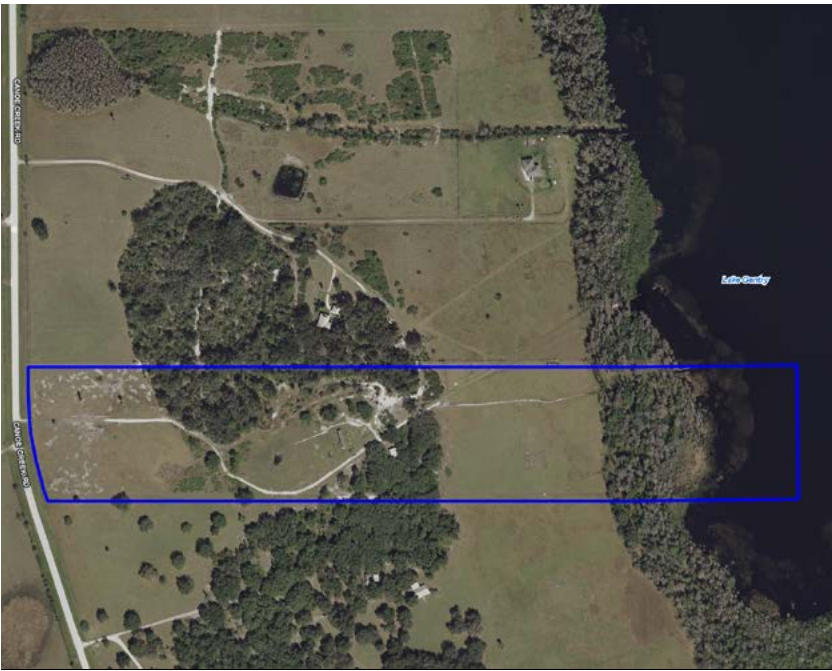
**Fencing:** Perimeter Field Fence

**Current Use:** Cattle, Recreation



Lake Gentry Lakefront is a beautiful property situated on the edge of one of the hottest growth regions in Florida. Located just 30 miles from Disney World, this is a highly developing area with multiple newly built neighboring communities. Lake Gentry is one of the cleanest and clearest lakes in the area and offers beautiful Florida views. Currently used for cattle and recreation, the zoning allows for agricultural/mixed use. The property is fenced, cross fenced and features a 2017 mobile home and a 1,200 sq ft pole barn. For additional property information contact the listing agents for more information.





## LOCATION & DRIVING DIRECTIONS

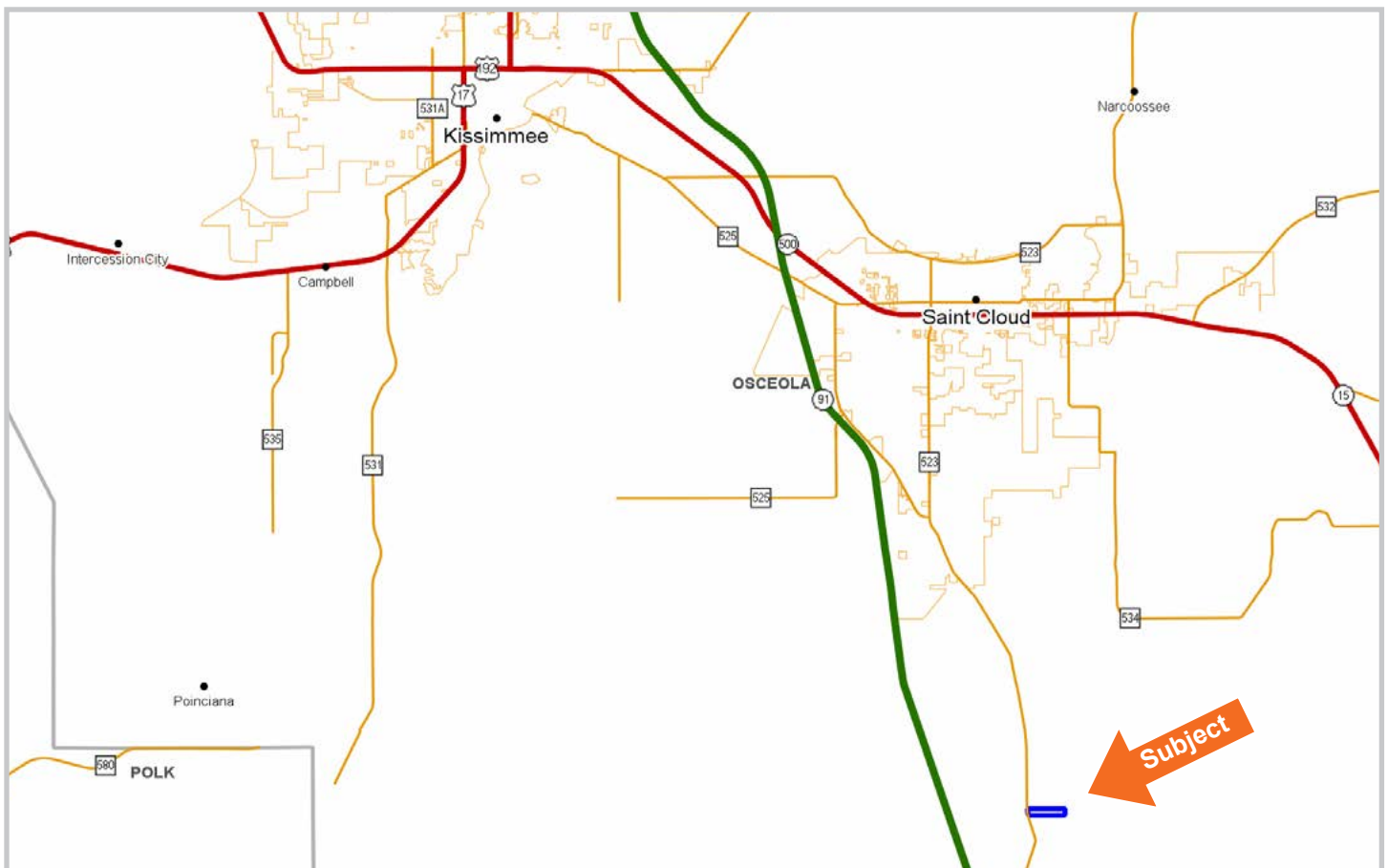
**Parcel IDs:** 19-27-31-0000-0030-0000; 24-27-30-0000-0013-0000

**GPS Location:** 28.2198686,-81.2930213

### Driving Directions:

- From Kissimmee head northeast on Broadway toward E Darlington Ave 0.3 miles
- Turn right onto Neptune Rd and go 6.3 miles
- Turn right onto Old Canoe Creek Rd and go 4.1 miles
- Turn right onto Canoe Creek Rd for 5.3 miles
- Then turn right onto Canoe Creek Rd

**Showing Instructions:** Please contact listing agents for more information.



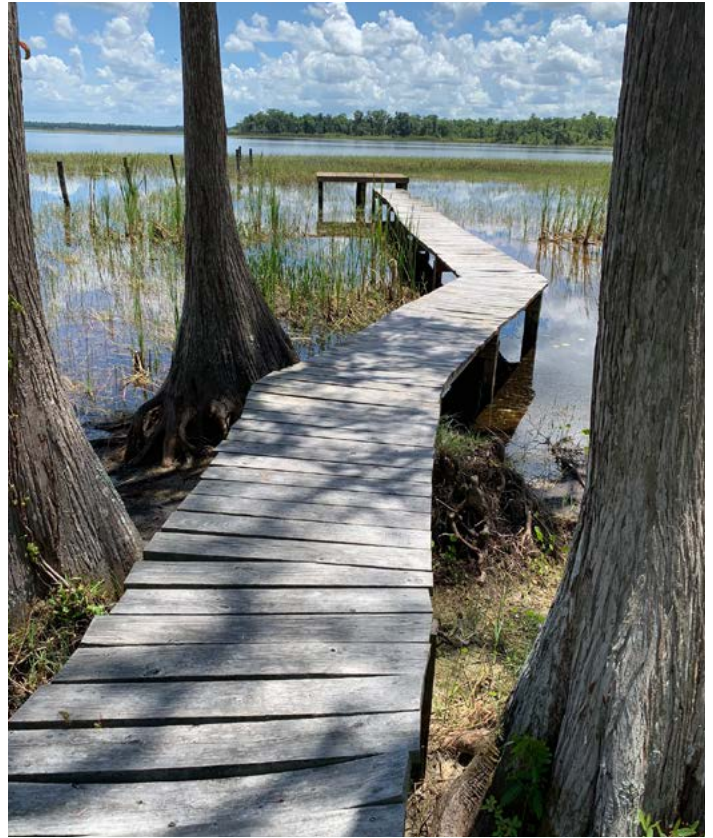




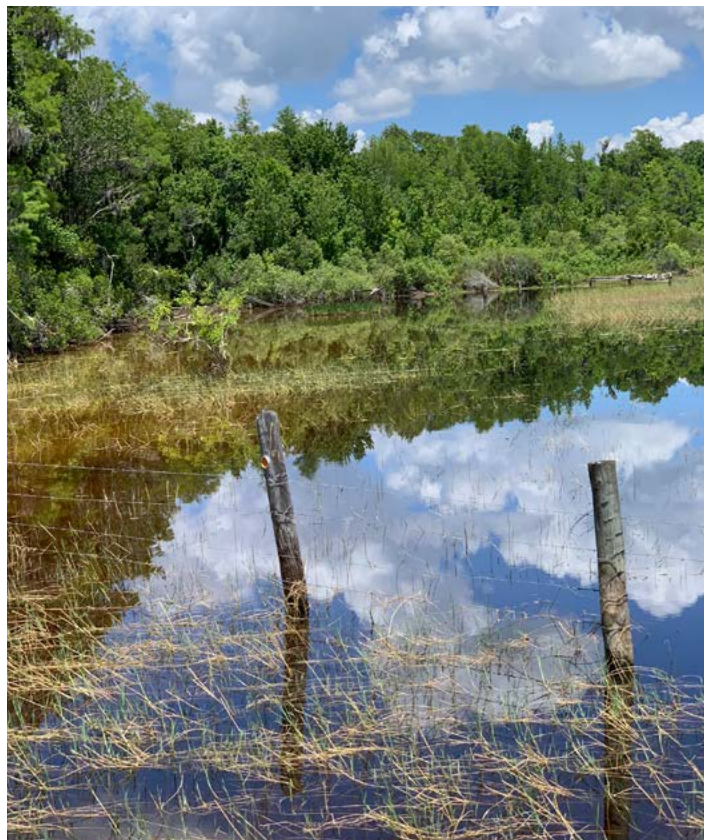
















114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**40 ± Acres • This Beautiful Lakefront Property is situated on the edge of one of the Hottest Growth Regions in Florida**  
575 ± FT Road Frontage on Canoe Creek Rd

**SREland.com/LakeGentry**

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