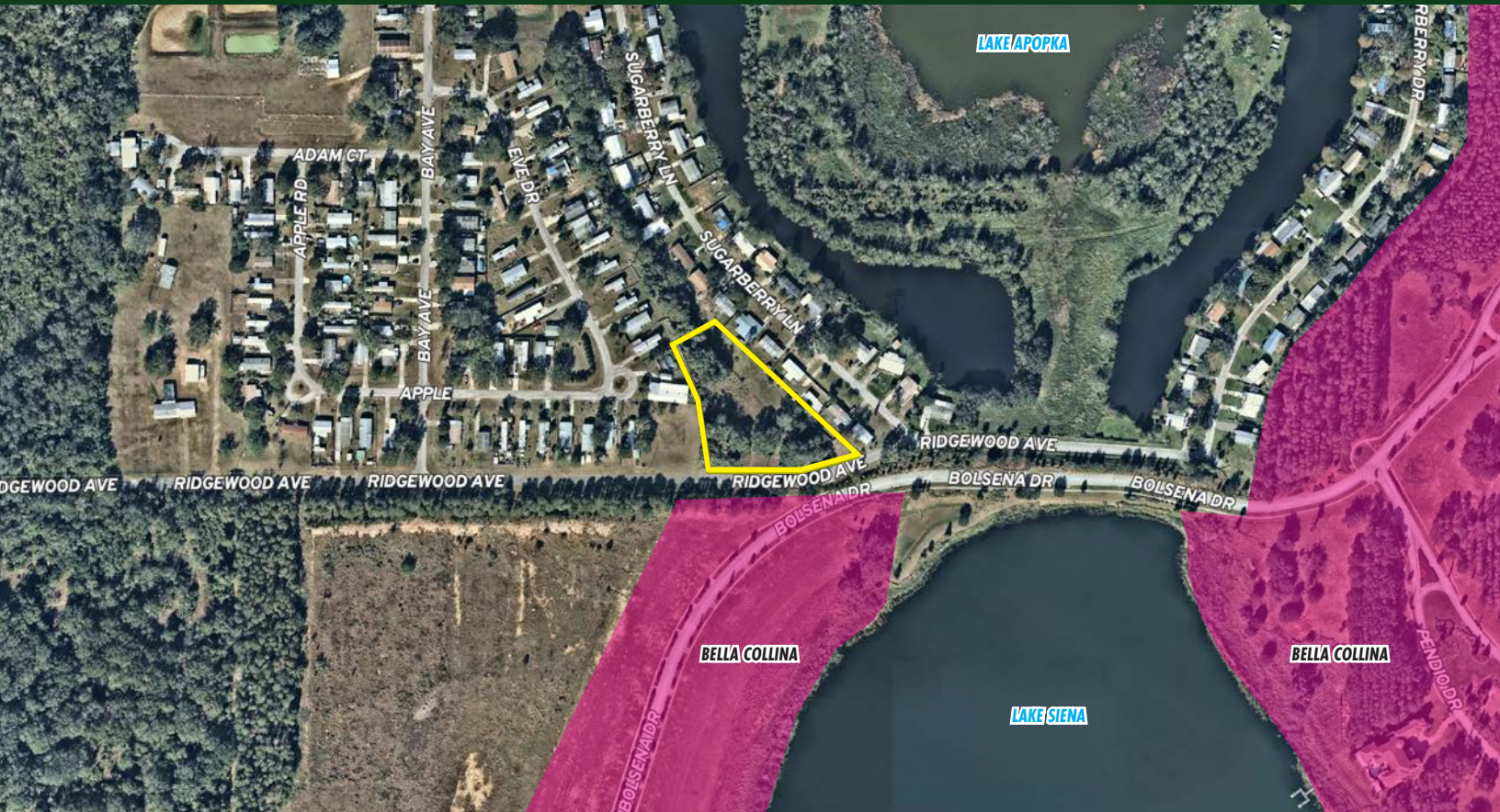


**FOR
SALE**

1.82 AC RESIDENTIAL PROPERTY NEAR BELLA COLLINA & LAKE APOPKA

Ridgewood Ave, Montverde, FL 34756



ABOUT THE PROPERTY

SIZE 1.82± acres

PRICE \$82,500

ZONING RM (Mixed Home Residential)

FLU Urban Low (Low Density Residential)

UTILITIES Electricity available; private water and sewer possible

ROAD FRONTAGE 357'± on Ridgewood Ave

PARCEL ID 12-22-26-0002-000-00300

DESCRIPTION

Perfect site for your new home! Located on Ridgewood Ave, just east of Seventh Rd/SR 455. Close to amenities such as golf, fine dining, schools, and water access. Fantastic school district zoning including Grassy Lake Elementary School (70% math/reading proficiency) and East Ridge Middle School (ranked 410 out of 1,103 in Florida), and Lake Minneola High School (97% average graduation rate). Just 5 miles from Clermont's retail corridor along SR 50 including Publix, Target, Office Depot, and Chick-fil-A.

Call for a showing today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.



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REGIONAL MAP

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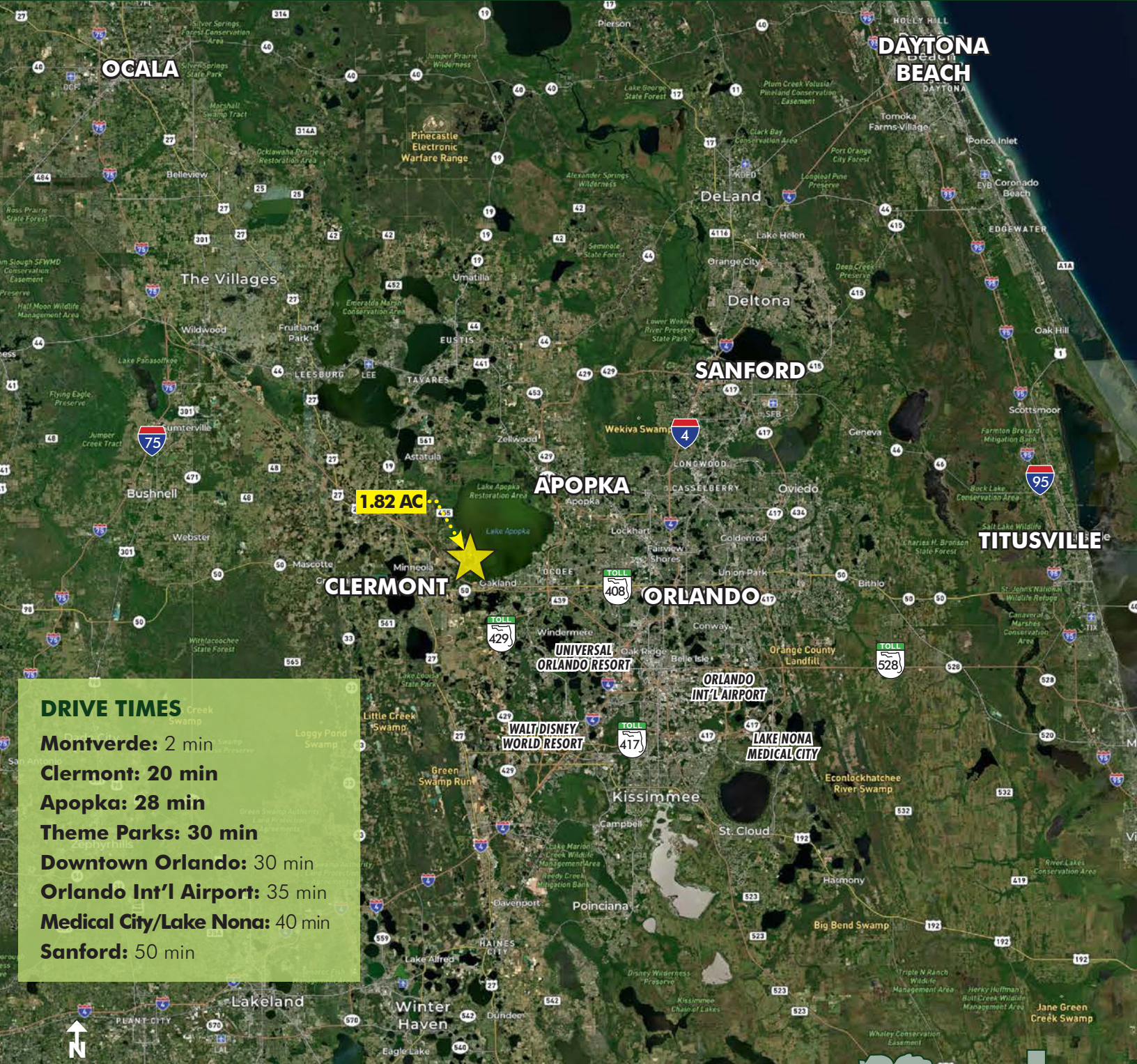
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1.82 AC



DRIVE TIMES

- Montverde: 2 min
- Clermont: 20 min
- Apopka: 28 min
- Theme Parks: 30 min
- Downtown Orlando: 30 min
- Orlando Int'l Airport: 35 min
- Medical City/Lake Nona: 40 min
- Sanford: 50 min

LOCATION MAP

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