



**06390746**

**610 JASMINE ROAD ALTAMONTE SPRINGS, 32701**

**County:** Seminole  
**Subdiv:** JASMINE CENTER  
**Beds:**  
**Baths:**  
**Pool:** None  
**Style:** Mixed Use  
**Const Status:**  
**Acres:** 1/2 to less than 1  
**Minimum Lease Period:**  
**Garage:** **Attch:** **Spcs:** **Carpport:** **Spcs:**  
**Garage/Carpport:**  
**Location:** Cleared, Landscaped

**Status:** Active  
**List Price:** \$700,000  
**Year Built:**  
**Special Sale:** None  
**ADOM:** 0  
**CDOM:** 0  
**Proj Comp Date:**  
**Pets:**  
**SqFt Heated:**  
**Total SF:**  
**LP/SqFt:** \$18.13

O.86 Acre of land zoned MOR-1 , Mix use for residential or commercial, This district is intended to promote an orderly and logical development mixed low intensity office and /or low density residential use. The district will allow persons to conduct business in an office converted from a single -family residence and reside in the building also. In any office converted from single-family residence, only one business may be operated in the structure.this lot has a water front lot to Lake Orienta. It' s located in the heart of Altamonte Spring of SR 436 , Just across from the Advent Health Hospital . Part of the lot is used as parking spaces for a Medical Office , and the other part is landscaped leading to frontage with view of the lake.

**Land, Site, and Tax Information**

<b>SE/TP/RG:</b> 13/21/29	<b>Zoning:</b> MOR-1	<b>Section #:</b>	<b>Floor Number:</b>
<b>Subd #:</b>	<b>Future Land Use:</b>	<b>Block/Parcel:</b> 0000	<b>CDD:</b>
<b>Tax ID:</b> 13-21-29-534-0000-0020	<b>Zoning Compatible:</b>	<b>Front Exposure:</b>	<b>Annual CDD Fee:</b>
<b>Taxes:</b> \$6,562	<b>Tax Year:</b> 2024	<b>Lot #:</b> 2	<b>Land Lease Fee:</b>
<b>Auction:</b>	<b>Auction Type:</b>	<b>Other Exemptions:</b>	<b>Plat Book/Page:</b> 55-32
<b>Auction Firm/Website:</b>	<b>Property Access:</b>	<b>Additional Parcels:</b> No	
<b>Homestead:</b>	<b>Buyers Premium:</b>	<b>Ownership:</b> Fee Simple	
<b>Alt Key/Folio:</b> 13212953400000020	<b>Complex/Community Name:</b>		
<b>Lot Dimensions:</b> 93x201x209x31x46x218	<b>Lot Size Acres:</b> 0.89	<b>Lot Size (SF):</b> 38,615	<b>Flood Zone Code:</b> X
<b>Water Access:</b> Lake		<b>Water Name(s):</b>	
<b>Water Frontage:</b> Lake Front		<b>Waterfront Feet:</b> 77	
<b>Water View:</b> Lake		<b>Water Extras:</b> Skiing Allowed	
<b>Legal Description:</b> LOT 2 JASMINE CENTER PB 55 PG 32			

**Interior Information**

<b>Air Conditioning:</b>	<b>Flooring Covering:</b>
<b>Heating and Fuel:</b>	<b>Security Features:</b>
<b>Fireplace:</b>	<b>SqFt Heated Source:</b>
<b>Utilities:</b> Cable Available, Electricity Available, Phone Available, Public, Sewer Available, Water Available	<b>Water:</b> Public
<b>Sewer:</b> Public Sewer	
<b>Interior Features:</b>	
<b>Appliances Included:</b>	

**Exterior Information**  
**Community Information**  
**Realtor Information**

<b>List Agent:</b> Alain Hart	<b>Agent ID:</b> 261072326	<b>Agent Direct:</b> 407-622-2122
<b>E-mail:</b> alainhart0@gmail.com	<b>Agent Fax:</b> 407-833-9235	<b>Agent 2 Phone:</b>
<b>Office:</b> CHARLES RUTENBERG REALTY ORLANDO	<b>Office ID:</b> 50096	<b>Agent Cell:</b> 407-340-4165
<b>Office Fax:</b> 407-644-2032	<b>Original Price:</b> \$700,000	<b>Office Phone:</b> 407-622-2122
<b>Team Name:</b>	<b>Price Change:</b>	<b>Call Center #:</b>
<b>On Market Date:</b> 03/15/2026	<b>Previous Price:</b>	<b>LP/SqFt:</b> \$18.13
<b>Owner:</b> CF PULMONARY REAL ESTATE LLC	<b>Owner Phone:</b>	<b>Listing Type:</b> Exclusive Right To Sell
<b>Financing Available:</b> Cash, Conventional	<b>MGMT Contact Info:</b>	
<b>Spec List Type:</b> Exclusive Right To Sell		
<b>Showing Instructions:</b> Appointment Only		
<b>Driving Directions:</b> Exit I-4 going east to SR 436, right on Boston Avenue. Left on Jasmine Rd.		