



**G4806549 23640 FRANKLIN AVE, SORRENTO, FL 32776**



MFRMLS

**County:** Lake  
**Subdiv:**  
**Style:** Residential Development  
**Location:** In City Limits, In County, Partially Wooded, Street Paved, Wooded  
**List Date:** 12/15/2014  
**Total Acreage:** 10 to less than 20  
**LP/SqFt:** \$0.61

**Status:** Active  
**List Price:** \$449,900  
**Low Price:**  
**Year Built:**  
**Special Sale:** None  
**ADOM:** 386  
**CDOM:** 563  
**Pets:**  
**Total SqFt:**

1 / 1

17 ACRES MOL AVAILABLE FOR RESIDENTIAL DEVELOPMENT. MOST OF DUE DILIGENCE HAS BEEN COMPLETED, INCLUDING GOPHER TORTOISE TAKE PERMIT. SURVEY IS AVAILABLE AS WELL AS MANY OTHER DOCUMENTS. THIS SITE IS VERY CLOSE TO ORLANDO, SANFORD AND LAKE MARY. WEKIVA PARKWAY ENTRANCE WILL BE VERY CLOSE TO PROPERTY WHEN IT'S COMPLETED. ORIGINALLY PLANNED FOR 22 1/2 ACRE HOME SITES.

**Land, Site, and Tax Information**

**SE/TP/RG:** 25-19-27  
**Subdivision #:**  
**Tax ID:** [25-19-27-000400002700](#)  
**Taxes:** \$2,550.00  
**Homestead:** **CDD:** No  
**Alt Key/Folio #:** 1446139  
**Legal Desc:** BEG 1293.6 FT N & 1351.02 FT W OF SE COR OF SEC, RUN W 266 FT, S 1293.6 FT, E 181 FT, NE'LY TO POB, W 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4--LESS ROAD-- ORB 2976 PG 1068 ORB 3029 PG 1791  
**Ownership:** Fee Simple  
**Book/Page:** ANGE-1  
**Lot Dimensions:** 598X1282  
**Utilities:** None  
**Front Footage:** 598

**Zoning:** R-6  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2014  
**Annual CDD Fee:**

**Section #:**  
**Block/Parcel:** 0004  
**Front Exposure:** North  
**Lot #:** 27  
**Other Exemptions:**  
**Add Parcel:** No  
**Mill Rate:**

**Complex/Comm Name:**  
**Floor #:**  
**Lot Size Acres:** 17.00 **Lot Size SqFt:** 740,520

**Community Information**

**HOA / Comm Assn:** None

**Realtor Information**

**List Agent:** Elliott Owens  
**List Agent 2:** Elliott Owens  
**E-mail:** [elliottowens2@gmail.com](mailto:elliottowens2@gmail.com)  
**Sales Team:** OWENS  
**Office:** COLDWELL BANKER CAMELOT REALTY  
**Original Price:** \$449,900  
**Owner:** MLD 1 LLC  
**Financing Avail:** Cash, Conventional  
**Spec List Type:** Not Applicable  
**Single Agent:** 3%  
**Realtor Info:** Phase 1 Environmental Report, Sign  
**Confidential Info:** Go To Site  
**Showing Instructions:** Call Listing Agent  
**Driving Directions:** FROM MT. DORA, HWY 441, PROCEED EAST ON HWY 46 TO SORRENTO, AS YOU ENTER THE TOWN, TAKE A RIGHT ON ORANGE ST, PROCEED TO FRANKLIN AVE AND TURN LEFT. PARCEL IS ON THE RIGHT. SEE SIGN.

**Agent ID:** 260514796  
**Agent ID 2:** 260514796  
**Agent Fax:** 352-735-1966

**Agent Direct:** 352-483-6259  
**Agent 2 Phone:** 352-483-6259  
**Agent Pager/Cell:** 352-483-6259  
**Call Center #:**  
**Office ID:** 20566  
**Office Phone:** 3527351010  
**Listing Type:** Exclusive Right to Sell

**Office Fax:** 352-735-4445  
**Owner Phone:**  
**Management Contact Info:**  
**Bonus:** No  
**Non-Rep:** 1%

**Bonus Exp Date:**  
**Trans Broker:** 3%

Click on the arrow to view History Information

[If you believe there is a violation on this listing, click here to report the problem.](#)

Property Type is 'Vacant Land'  
Status is 'Active'  
Street Name is like 'franklin\*'  
County is 'Lake'  
Ordered by Status, List Price  
Found 1 result in 0.14 seconds.