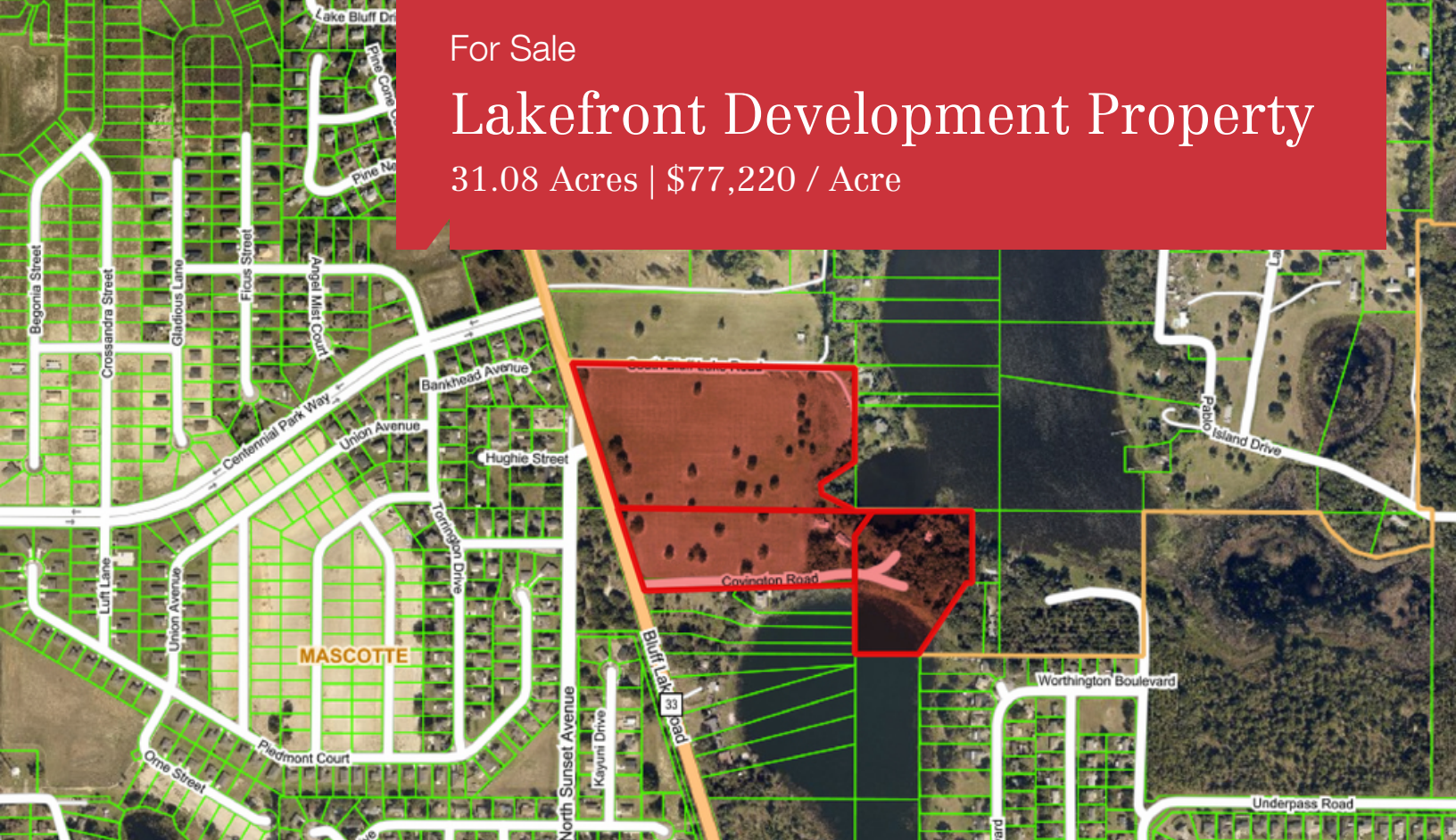


For Sale

Lakefront Development Property

31.08 Acres | \$77,220 / Acre



4215 Covington Road

Mascotte, Florida 34753

Property Highlights

- Previously planned for 112 SFR (single family residence) lots
- Fronting Bluff Lake - 46 acres and Little Bluff Lake - 22 acres
- Typical lot size, 45' x 120' & 50' x 120'
- Gently sloping from Bluff Lake Road down to the water's edge
- FLU: Low Density will allow up to 4 units/ac
- Located in amenity rich area of Lake County
- Heavy demand for new housing in Mascotte
- Located 1/3 mile north of Hwy 50

OFFERING SUMMARY

Sale Price	\$2,400,000
Lot Size	31.08 Acres



Sale Price: \$2,400,000

For more information

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Conceptual Plan

15' Landscape Buffer & Road Reservation



40' 0 80' 160'
SCALE IN FEET

30' Ingress/Egress Easement

Open Space OS-2
0.06 Ac.

Park P-1
0.72 Ac.

Pond SW-1
(2.10 Ac.)

WB-3
0.06 Ac.

WB-1
0.70 Ac.

Pond SW-2
(1.39 Ac.)

Pond SW-3
(0.25 Ac.)

Open Space OS-3
0.25 Ac.

Open Space OS-4
0.13 Ac.

Open Space OS-5
1.49 Ac.

WB-2
1.88 Ac.

LEGEND

- Project Boundary
- 50' x 110' Min. Lots
- 45' x 110' Min. Lots
- Open Space
- Park
- Stormwater
- Right of Way
- Full Access Point

Development Data

Jurisdiction	City of Mascotte
Future Land Use	PUD-CM
Zoning	PUD
Site Details	
Total Site Area	33.26 Acres
Waterbodies	2.64 Acres
Net Buildable Area	30.62 Acres
Open Space Required (25%)	8.32 Acres
Open Space Provided ³	10.06 Acres
Recreation Required ²	0.64 Acres
Recreation Provided	0.72 Acres
Stormwater Provided	3.74 Acres
Proposed Development	
Total Number of Dwelling Units	112 Units
50' x 120' Lot	18 Units
45' x 120' Lot	94 Units
Proposed Density ¹	3.37 DU/Ac

Notes:
¹ Proposed Density is based on Gross Site Area.
² Recreation Required is based on 250 square feet per lot.
³ Open Space Provided includes of Recreation, Stormwater and Waterbodies.
⁴ The average lot depth is 120', with several lots having a minimum depth of 110'.