

**FOR
SALE**

LAKE MARIAN GROVE RECREATIONAL INVESTMENT OPPORTUNITY - UNDER 1 HOUR TO DOWNTOWN ORLANDO & ORLANDO INT'L AIRPORT!

Canoe Creek Rd, Kenansville, FL 34739



ABOUT THE PROPERTY

SIZE	85± acres
PRICE	\$1,850,000
ZONING	AC - Agricultural Development and Conservation (1 DU / 5 AC)
FLU	RR - Rural /Agricultural (1 DU / 5 AC)
UTILITIES	Electric, well on site
FRONTAGES	1,430' on Canoe Creek Rd 1,500' on Lake Marian
PARCEL ID	12-30-32-0000-0015-0000

DESCRIPTION

Lake Marian Frontage! This 85± acre lakefront grove is a slice of Old Florida nestled between thousands of acres of major agricultural operations along Canoe Creek Road. It almost has as much highway frontage on Canoe Creek Road as it does frontage on Lake Marian! This property has a permitted 12-inch well with a John Deere power unit pump to continue an agricultural operation, or build your dream home or family compound. This property has the zoning and future land use to allow up to 13 rural residential homesites, and offers plenty of recreational opportunities. This property is under one hour to Lake Nona, Orlando International Airport, and major theme parks, making it a short drive from your rural retreat to modern amenities.

Call today to inquire about this rare opportunity!

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.



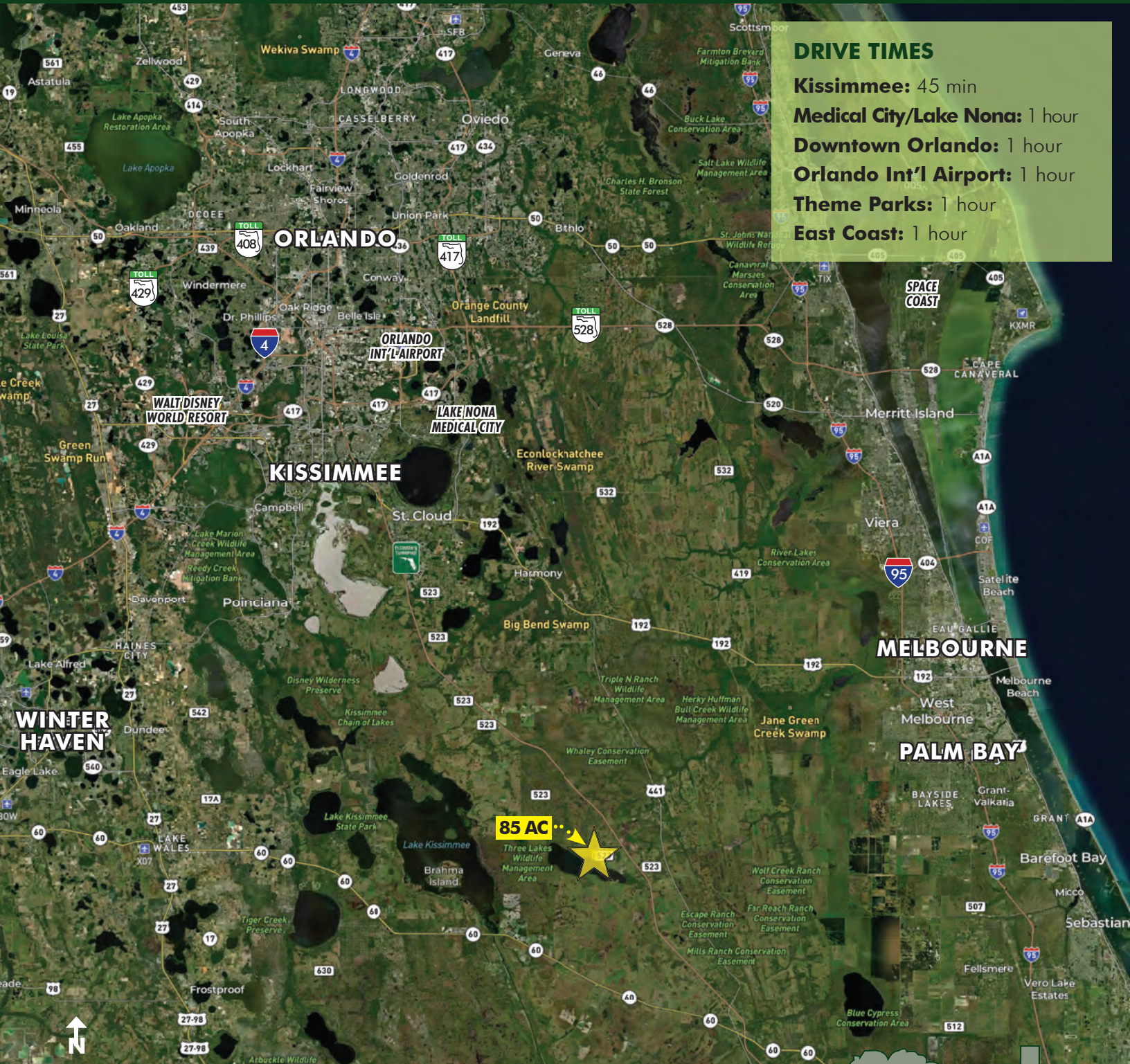
Maury L. Carter & Associates, Inc.SM
Licensed Real Estate Broker

**FOR
SALE**

LAKE MARIAN GROVE RECREATIONAL INVESTMENT OPPORTUNITY - UNDER 1 HOUR TO DOWNTOWN ORLANDO & ORLANDO INT'L AIRPORT! Canoe Creek Rd, Kenansville, FL 34739

DRIVE TIMES

Kissimmee: 45 min
Medical City/Lake Nona: 1 hour
Downtown Orlando: 1 hour
Orlando Int'l Airport: 1 hour
Theme Parks: 1 hour
East Coast: 1 hour



LOCATION MAP

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.



**FOR
SALE**

LAKE MARIAN GROVE RECREATIONAL INVESTMENT OPPORTUNITY - UNDER 1 HOUR TO DOWNTOWN ORLANDO & ORLANDO INT'L AIRPORT!

Canoe Creek Rd, Kenansville, FL 34739



REGIONAL MAP

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.



**FOR
SALE**

LAKE MARIAN GROVE RECREATIONAL INVESTMENT OPPORTUNITY - UNDER 1 HOUR TO DOWNTOWN ORLANDO & ORLANDO INT'L AIRPORT!

Canoe Creek Rd, Kenansville, FL 34739



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.

