

Frostproof Residence and Recreation Acreage

Frostproof, FL

Great Family Home on 40+/- Acres Private Recreation Paradise!

Beautiful home surrounded by 40 +/- partly-wooded acres. Enjoy a picturesque, country lifestyle with your own gated and private recreational property, suitable for cattle, horses, and 4-wheelers. Enjoy the pool on Florida summer evenings. A great escape from the busy urban life to your own wide-open spaces! You will find plenty of pasture and room for your favorite horses.



*Enjoy your own recreational acreage!
Great location for horses, cattle, 4-wheelers*

**New Price
June 2011**

**Convenient to US 27, Frostproof
Winter Haven, Lakeland**

Coldwell Banker Commercial Saunders Real Estate 072510A/TF-RR

5120 South Lakeland Dr., Suite #3, Lakeland, FL 33813 • 863-648-1528 • www.saundersrealestate.com

Frostproof Residence and Recreation Acreage

Frostproof, FL

Acreage: 40 +/- acres

Price: ~~\$649,000~~

NEW PRICE: \$599,900

June 2011

Location:

45 Sundance Drive
Frostproof, FL 33843
Polk County

Nearest Intersection:

Charles Street & Central Ave.

Land Use:

ARR

Land Cover:

Scrub, grazing

Fencing:

Barbed wire

Uplands:

100%

Water provided by:

Well

Utilities provided by:

Progress Electric,
Septic Tank

Improvements:

3 bed/3 bath home

Built in 2004

Equipment shed

Pool 12' x 24'

Parcel ID:

28-32-07-000000-014000

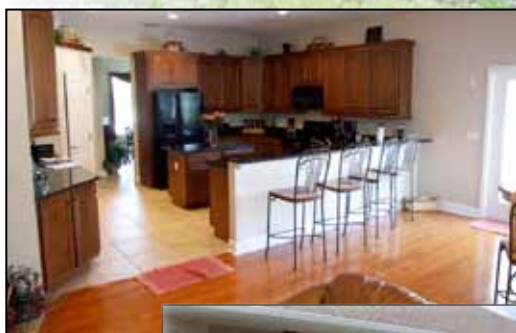
Taxes:

2010 Taxes \$2,248

Stucco on Block Home:

- 3 BR / 3 BA
- 4,100 Total SF; 3,000 SF Living
- Patio/porch with pool, hot tub
- 2-car Garage
- Family Room, Wood Burning Fireplace
- Formal Dining Room
- Formal Living Room
- Central Air; 2 units

- Split Bedroom Plan
- Volume Ceilings
- Appliances Included: Range, Range Hood, Refrigerator, Electric Hot Water Heater, microwave, dishwasher, water softener



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Nearest Intersection:
Charles Street and Central Avenue

Nearby Landmark:
"Sun Ray" Water Tower

Driving Directions:

- From Lake Wales, take Hwy 27 south
- Go past the intersection of Hwy 27 and US 98
- Turn left on Charles Street (Sunoco Station)
- Follow Charles Street to the end
- Property is on the left at the security gate

GPS Coordinates:

27° 42' 43.19" North 81° 33' 19.30" W

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Great location for horses, cattle, 4-wheelers*

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Winter Haven, Lakeland**



SAUNDERS
REAL ESTATE

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Suite #3
Lakeland, FL 33813

New Price
June 2011

40+/- Acres with 4,100 SF Family Home with Pool!
Great Location for Horse Lovers and the Outdoor Sportsman!
Frostproof, FL • Polk County