

10 Water Ridge Lots • Lake Frontage & View • Auburndale, FL



*Beautiful Area
Around Lake Van*



*New Model Homes
Beautiful Clubhouse
Upscale Development
Great Investment*



**COLDWELL
BANKER
COMMERCIAL**

**SAUNDERS
REAL ESTATE**

Land • Commercial • Conservation • Property Management
5120 S. Lakeland Drive
Suite 3
Lakeland, FL 33813

*Short Sale
on 4 Lots!*

Toll Free: 1-877-518 LAND • www.saundersrealestate.com

Lake Front & View 10 Water Ridge Lots

Auburndale, FL • Polk County



Clubhouse

*Short Sale
on 4 Lots!
New Price
Sept 2009*



Land • Commercial • Industrial • Conservation • Land Management
5120 S. Lakeland Drive, Suite 3 • Lakeland, FL 33813
Phone: 863-648-1528 • Toll Free: 1-877-518 LAND
www.saundersrealestate.com



**SAUNDERS
REAL ESTATE**

10 Water Ridge Lots • Lake Frontage & View Auburndale, FL

Lots & Price:

- Lot 8 - 0.2766 +/- acres (lake front) on Waterfern Trail Dr. **\$160,000 SHORT SALE**
- Lot 62 - 0.27 +/- ac (lake view) on Waterfern Trail & Adams View Lane **\$125,000**
- Lot 67 - 0.5141 +/- ac (lake front) on Adams View Lane ~~\$169,000~~ **NOW \$125,000 SHORT SALE**
- Lot 69 - 0.4521 +/- acres (lake front) on Adams View Lane **\$160,000 SHORT SALE**
- Lot 85 - 0.1979 +/- acres (lake view) on Adams View Lane **\$164,000**
- Lot 198 - 0.24 +/- ac (lake view) on Loblolly Place ~~\$85,000~~ **NOW \$40,000 SHORT SALE - REDUCED SEPT 2009**
- Lot 249 - 0.23 +/- ac (lake view) on Adams View Lane **\$129,000**
- Lot 297 - 0.2989 +/- ac (lake view) on Waterfern Trail Drive **\$115,000**
- Lot 299 - 0.22 +/- ac (lake view) on Waterfern Trail Drive ~~\$109,000~~ **NOW \$89,000**
- Lot 378 - 0.3189 +/- ac. (lake view) on Spinnaker Ct. **\$99,000**

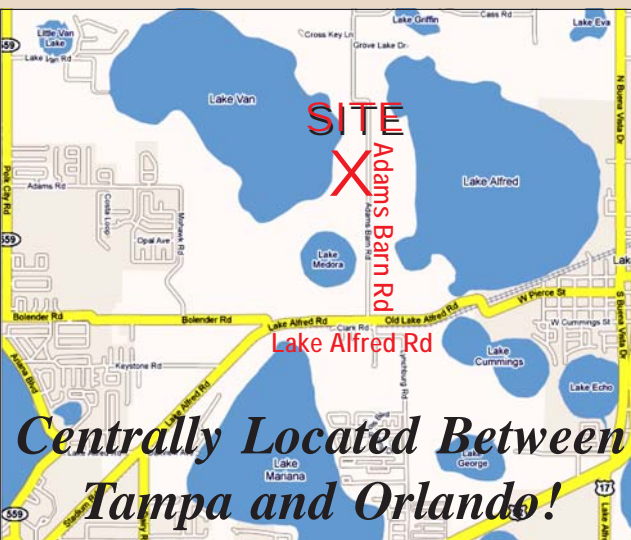
- Uses: Single-family Unit
- Location: Auburndale, FL 33823
- Uplands/Wetlands: 100% Uplands
- Water & Utilities: City of Auburndale
- STR & Parcel: 36-27-25



Clubhouse with infinity pool and spa and private boat ramps!



Rapidly Growing and Convenient Location!



Centrally Located Between Tampa and Orlando!

Driving Directions:

- Take Hwy. 92 to Auburndale; Turn north on Main St. and then turn east on Stadium Road follow and stay straight to Lake Alfred Rd
- Turn north on Adams Barn Rd., and left into Water Ridge
- Please call for a property tour

863-648-1528

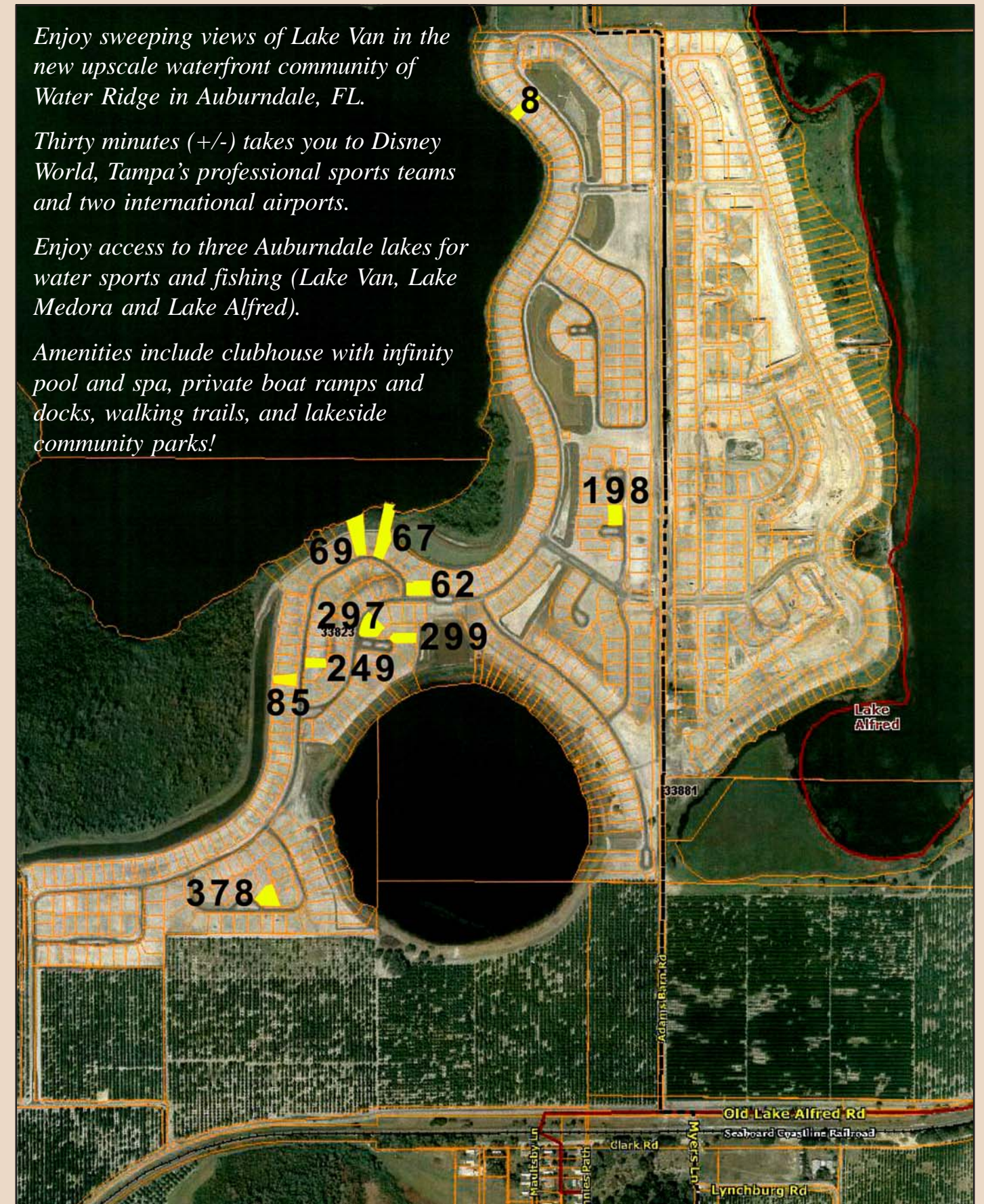
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Enjoy sweeping views of Lake Van in the new upscale waterfront community of Water Ridge in Auburndale, FL.

Thirty minutes (+/-) takes you to Disney World, Tampa's professional sports teams and two international airports.

Enjoy access to three Auburndale lakes for water sports and fishing (Lake Van, Lake Medora and Lake Alfred).

Amenities include clubhouse with infinity pool and spa, private boat ramps and docks, walking trails, and lakeside community parks!



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