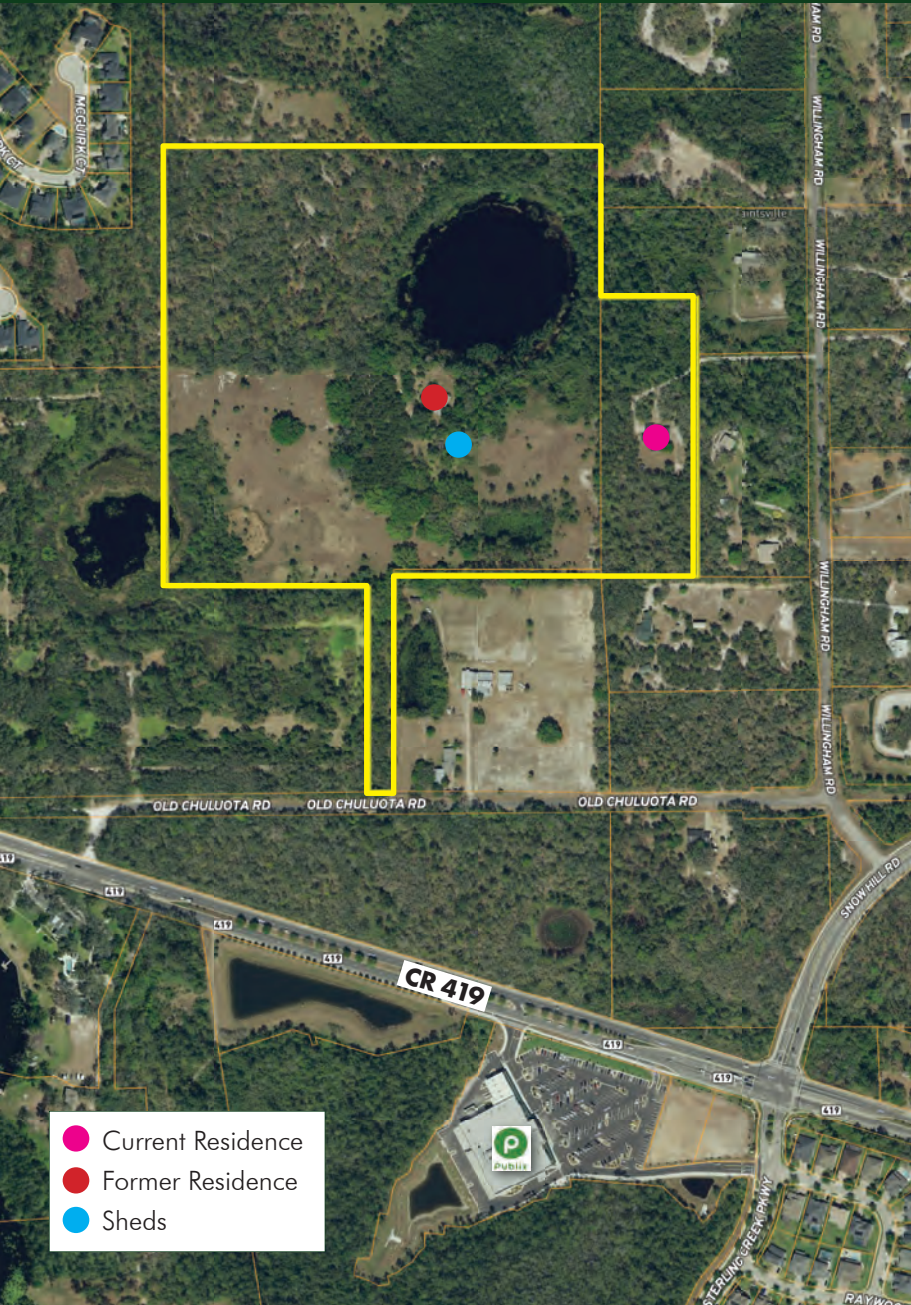


**FOR
SALE**

RARE OVIEDO AREA URBAN RANCH

Old Chuluota Road, Seminole County, FL 32766



ABOUT THE PROPERTY

- SIZE** 47.05± gross acres
(includes natural, clear pond)
- PRICE** \$2,700,000 *(includes investment value from future development potential)*
- ZONING** A-5, Agricultural
- FUTURE LAND USE** Rural-5 (1 unit / 5 net buildable acres)
- ROAD FRONTAGE** 70'± on N side of Old Chuluota Rd. Primary access from W side of Willingham Rd
- UTILITIES** Well with new water treatment system, septic system for sewer

DESCRIPTION

Take a step back in time and experience Old Florida at its finest with this 47 acre property in the rural Taintsville community, adjacent to the city limits of Oviedo. An outdoor enthusiast's dream with wild turkey, deer, owls, and fishing in the on-site pristine natural pond! Just 6 miles east of SR 417, this property is 30 minutes from Downtown Orlando and 35 minutes from Titusville. Includes a 3,306 SF 4BR/3BA home built in 2002, with pool (2,418 SF under air conditioning). Adjacent uses include large rural tracts and equestrian facilities.

Call today to see this truly RARE urban ranch adjacent to all the activities of urban living! Shopping, dining, events and A-rated schools!

Property Video: <https://youtu.be/QQ02xwGS3v8>

DRIVE TIMES

- Publix Shopping Center: Adjacent to property
- Downtown Oviedo: 5 min
- UCF: 10 minutes
- Downtown Orlando: 30 min
- Downtown Sanford: 30 min
- Titusville: 35 minutes
- East Coast Beaches: 1 hour

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

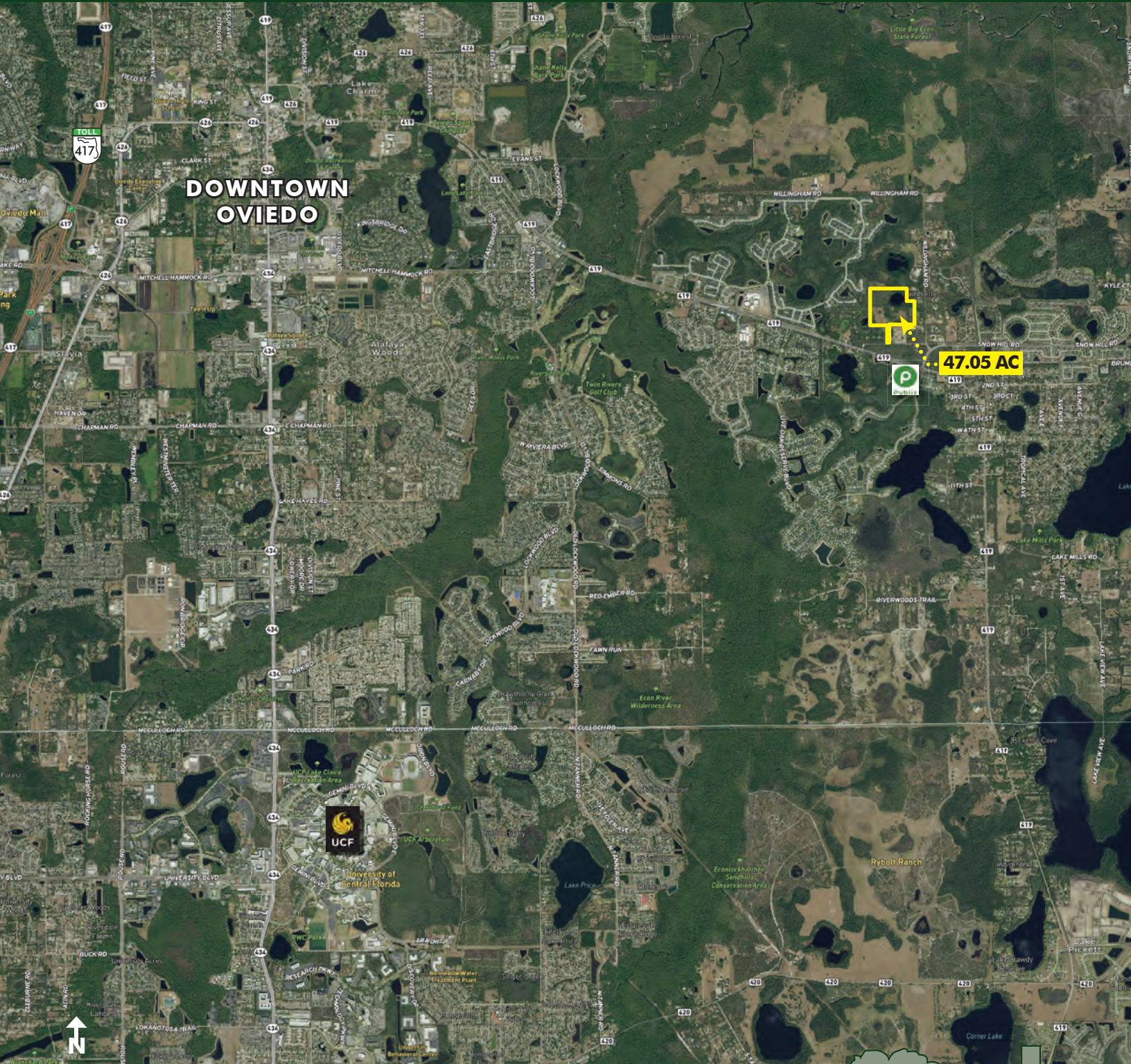


Maury L. Carter & Associates, Inc.SM
Licensed Real Estate Broker

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**DOWNTOWN
OVIEDO**

47.05 AC



REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

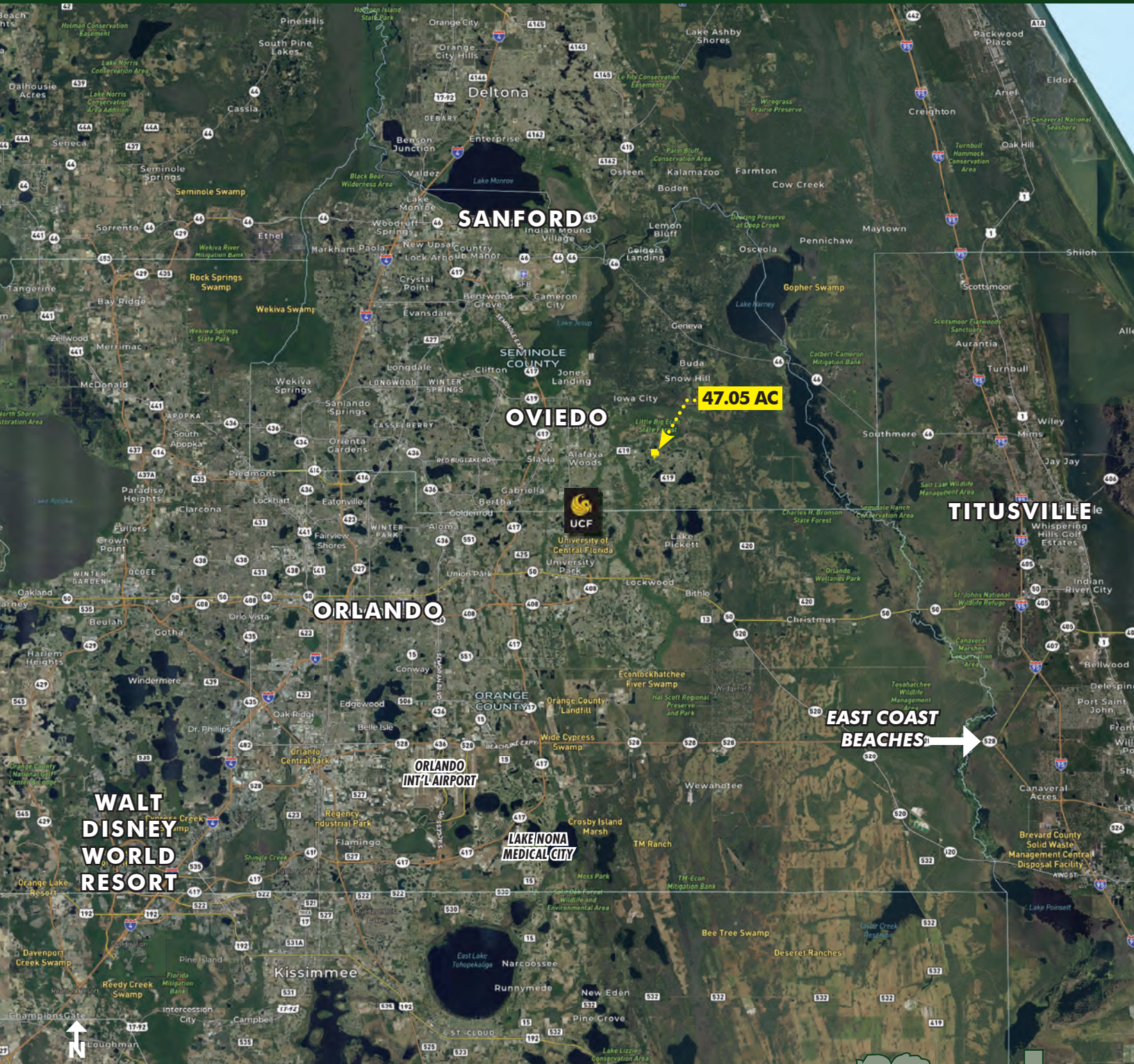
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47.05 AC

**EAST COAST
BEACHES** →

LOCATION MAP

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3D PROPERTY VIEWS

MAURY L. CARTER & ASSOCIATES, INC.

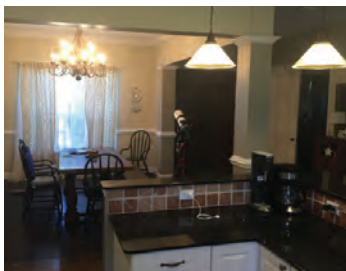
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PROPERTY IMAGERY

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