

**FOR
SALE**

EUSTIS TRANQUIL RESIDENTIAL RETREAT WITH LAKE ACCESS

40201 Jericho Trail, Eustis, FL 32736



ABOUT THE PROPERTY

SIZE 2± acres

PRICE \$600,000

ZONING R-1 - Residential

HOA Yes/Limited (Deed-Restricted Community)

UTILITIES Well with complete filtration system and septic system

ROAD FRONTAGE 300'± on Jericho Trl

PARCEL IDS 36-17-28-0100-023-00100;
36-17-28-0100-023-00200

DESCRIPTION

One-of-a-kind property strategically located at the end of Jericho Trail, abutting the 25,812-acre Seminole State Forest Wildlife Management Area, providing the feel of a vast territory ranch *without the maintenance* while still being just 15 minutes from a Publix grocery store! Located within the front section of the Royal Trails community providing convenient access to Hwy 44, Eustis, DeLand and Sanford.

Beautiful 2-Story Western Red Cedar log home (not siding) 3 BR/2.5 BA home with tile, wood and carpet flooring throughout, wrap-around porch, and ceiling fans. Home boasts an eat-in kitchen, large pantry, 2 fireplaces, secluded entertainment/hot tub area, greenhouse, ceiling fans throughout the home and a 2-car garage. Perfect for the nature lover in you who wants a tranquil retreat property! Also, for any "preppers," the house includes a new self-contained propane generator providing electrical service for entire home.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

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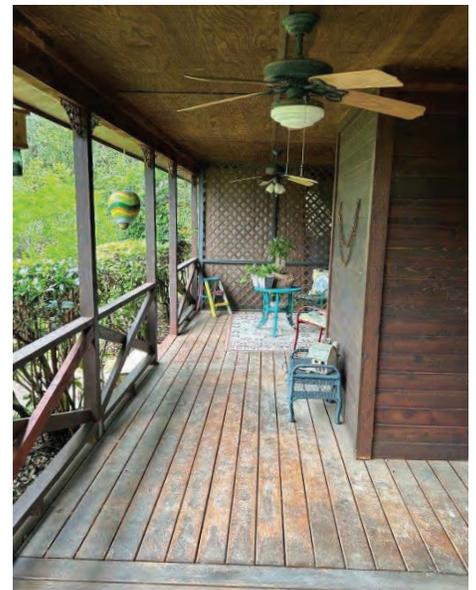
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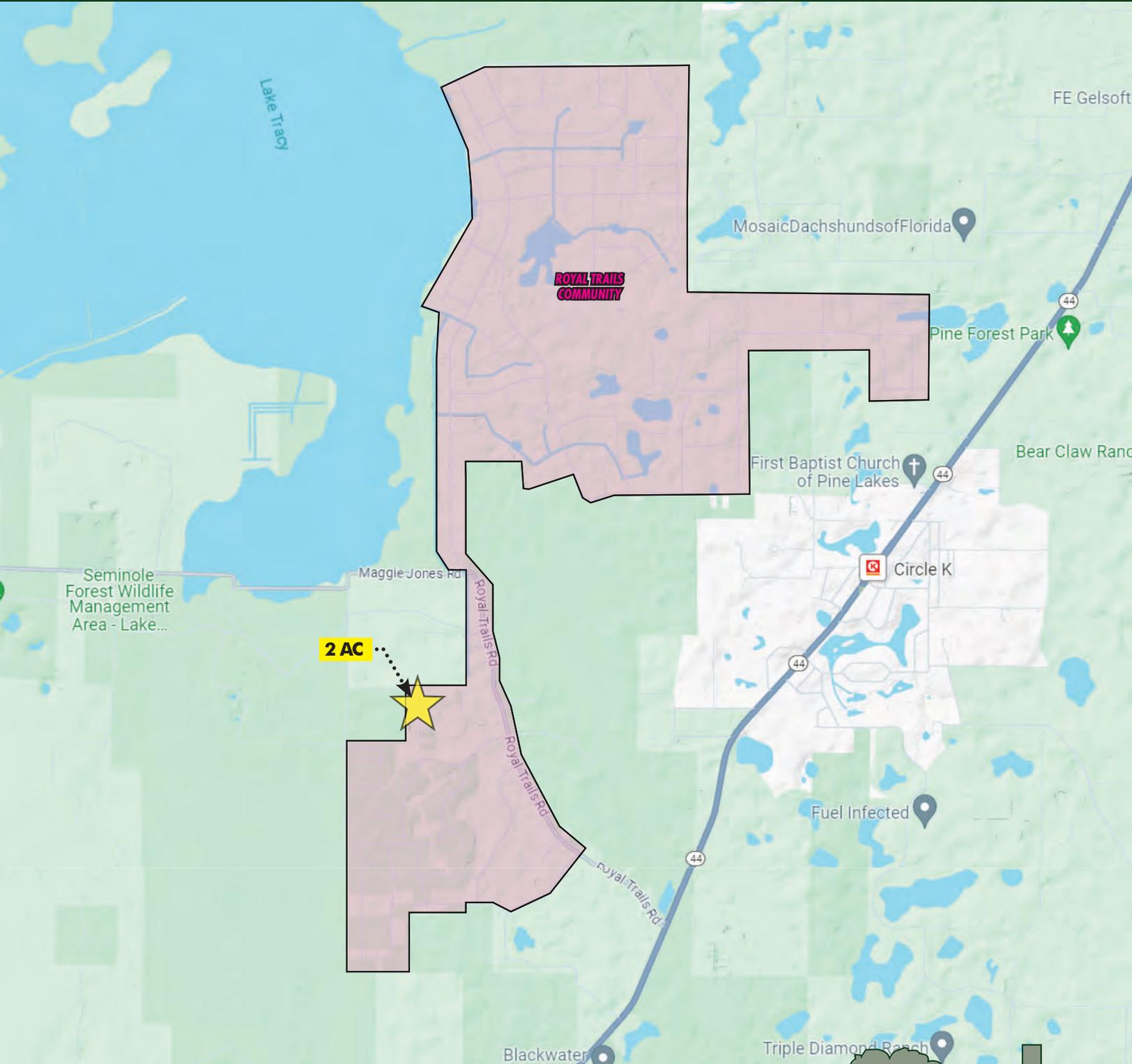
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NEIGHBORHOOD MAP

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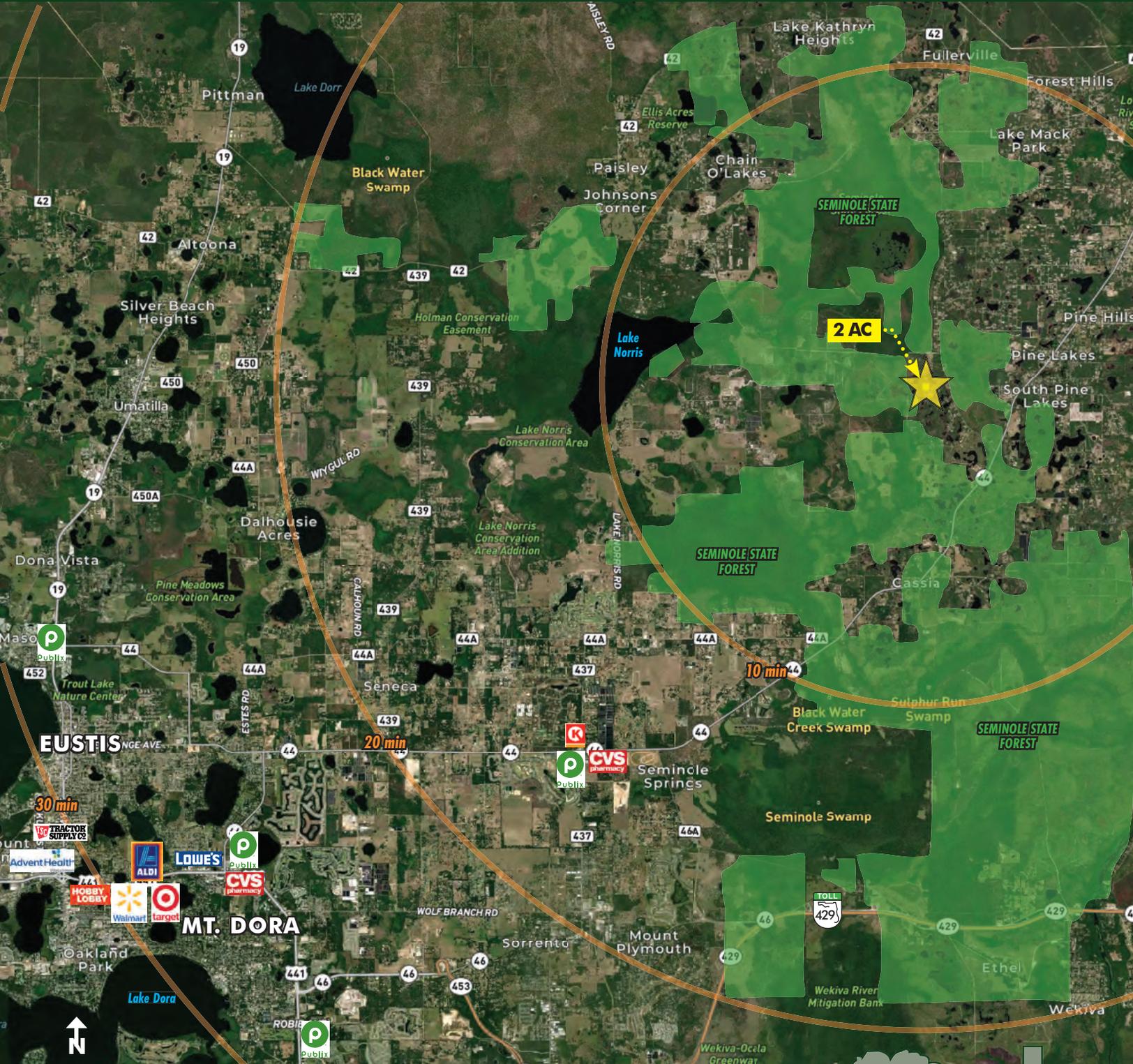
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REGIONAL MAP - EUSTIS

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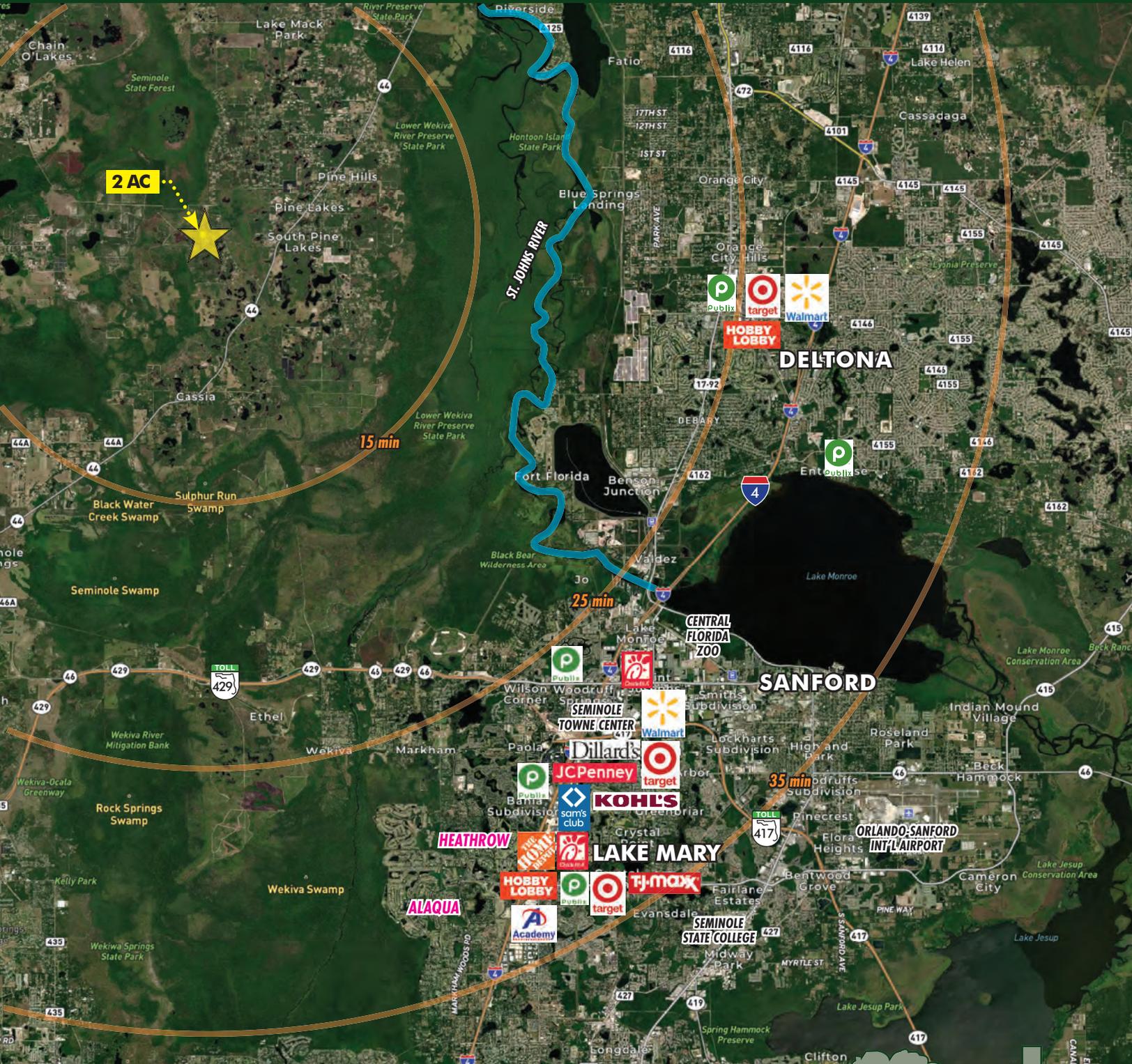
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REGIONAL MAP - SANFORD

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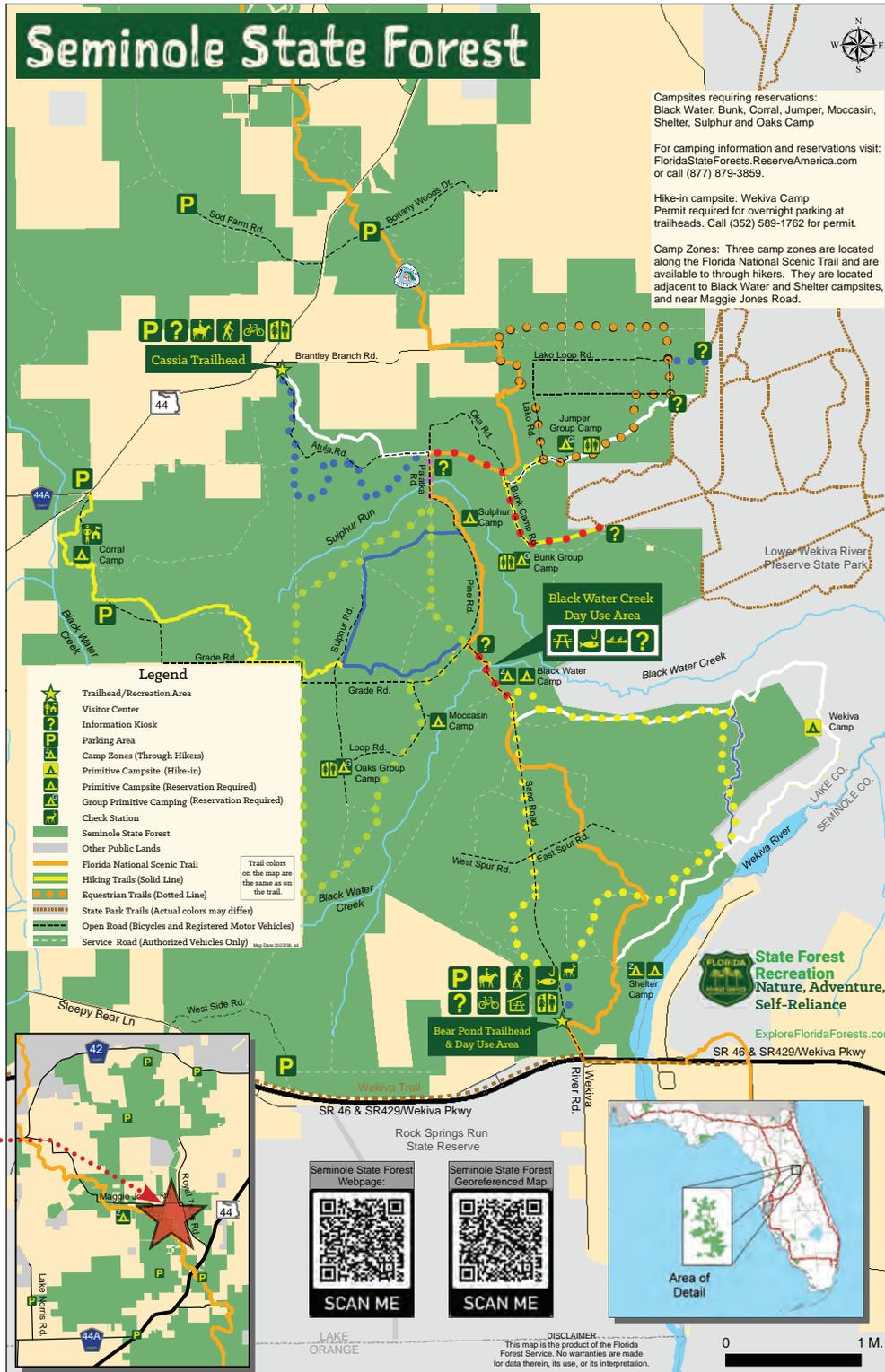
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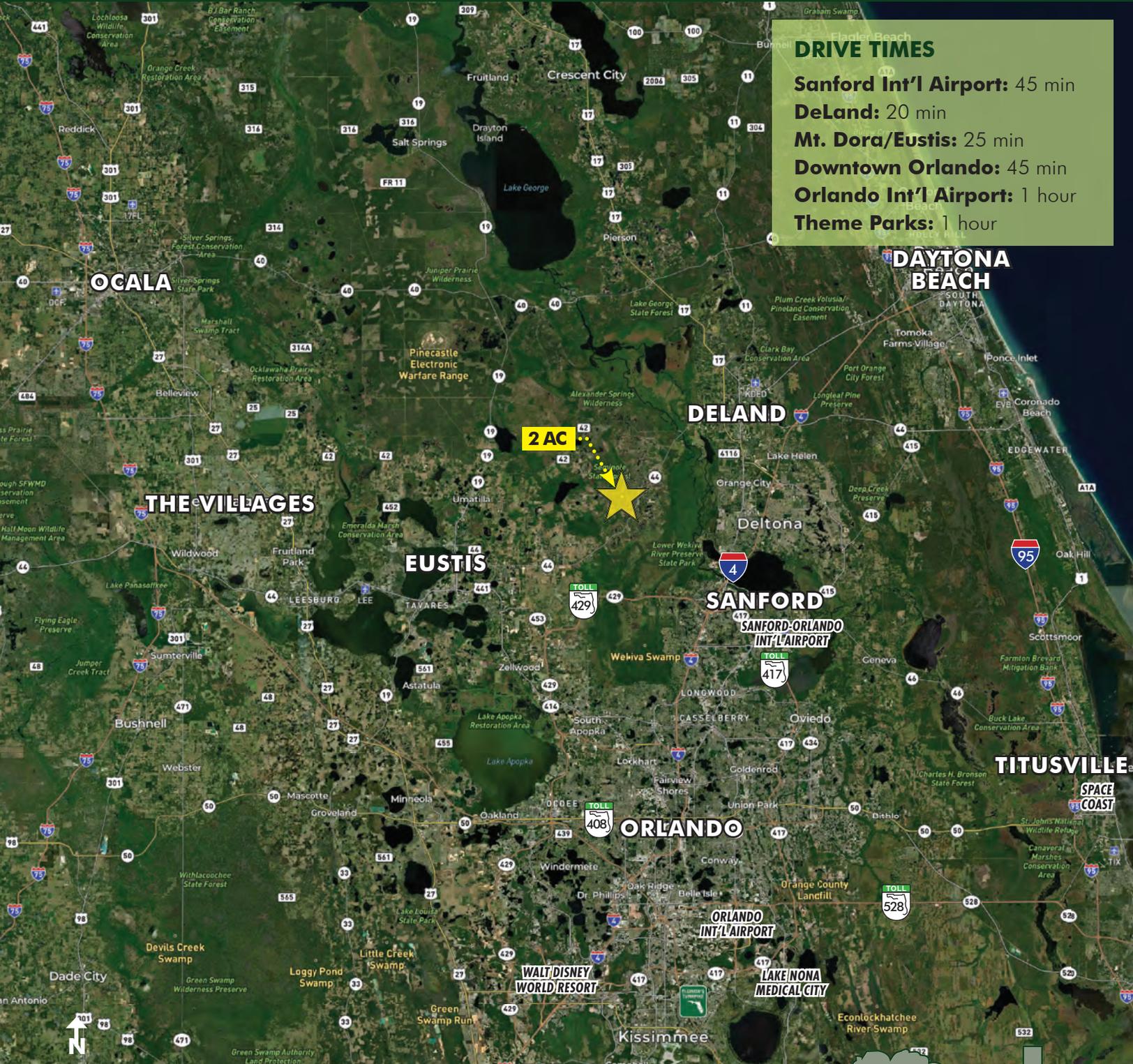
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DRIVE TIMES

Sanford Int'l Airport: 45 min

DeLand: 20 min

Mt. Dora/Eustis: 25 min

Downtown Orlando: 45 min

Orlando Int'l Airport: 1 hour

Theme Parks: 1 hour

LOCATION MAP

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