



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER

PRICE REDUCED

KIRKLAND LAKE

561

GREEN SWAMP ROAD

561

PRICE: ~~\$1,525,000~~ NOW \$1,450,000

**LUXURIOUS RANCHETTE WITH LAKE
VIEWS NEAR ALL ORLANDO AMENITIES
6820 County Road 561 Clermont, FL 34714**

PROPERTY DETAILS

- Size: 5 acres
- 5,168 SF of improvements & additional horse barn & shed
- Parcel ID: 27-23-25-0200-000-02400
- Zoning: Agriculture
- FLU: Rural Conservation
- Utilities: Well & Septic
- **Price: \$1,450,000**

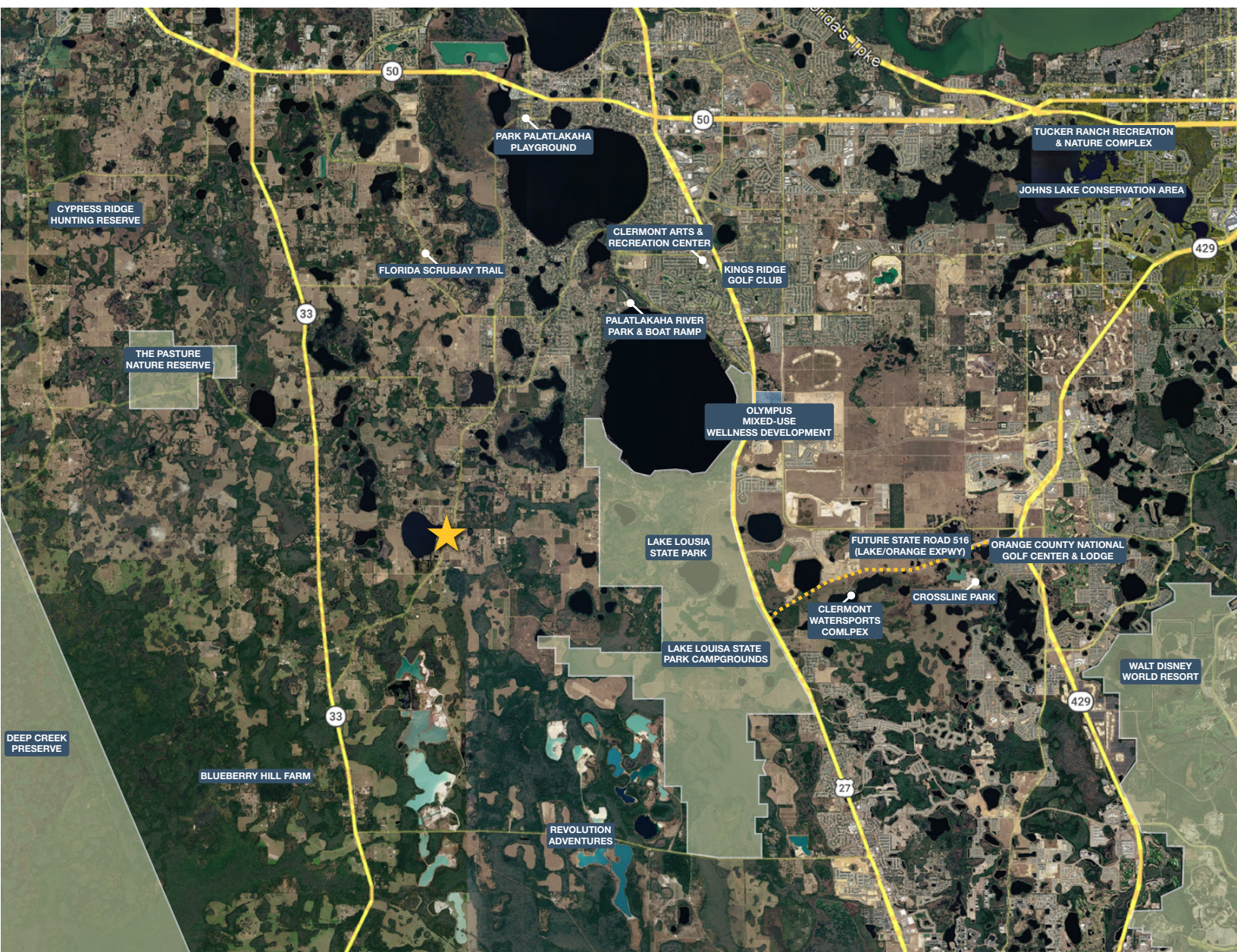


PROPERTY HIGHLIGHTS

Truly unique property offering country charm and modern luxury near everything! Renovated in 2021, the custom home features an open floor plan, large kitchen, two-car garage, laundry room, front-rear porches and custom wood and ceramic finishes. The adjacent 3,240 SF covered lanai was built in 2023 and represents an excellent place for social gatherings with ceiling fans and lake views. The rear portion of the property includes a 9,000 SF multi-purpose building for storage or entrepreneurial endeavors. Both the home lanai and multipurpose building are accessed by over 17,000 SF of new pavers and high-way grade asphalt including concrete curbs insuring adequate drainage. The north and eastern portions of the property represent undeveloped pastureland including a horse barn and hay shed built in 2023. Additional site improvements include custom painted wood fencing, metal gates, two in-ground wells, security lighting, complete sprinkler system, covered/pre-wired generator pad and propane tank pad.

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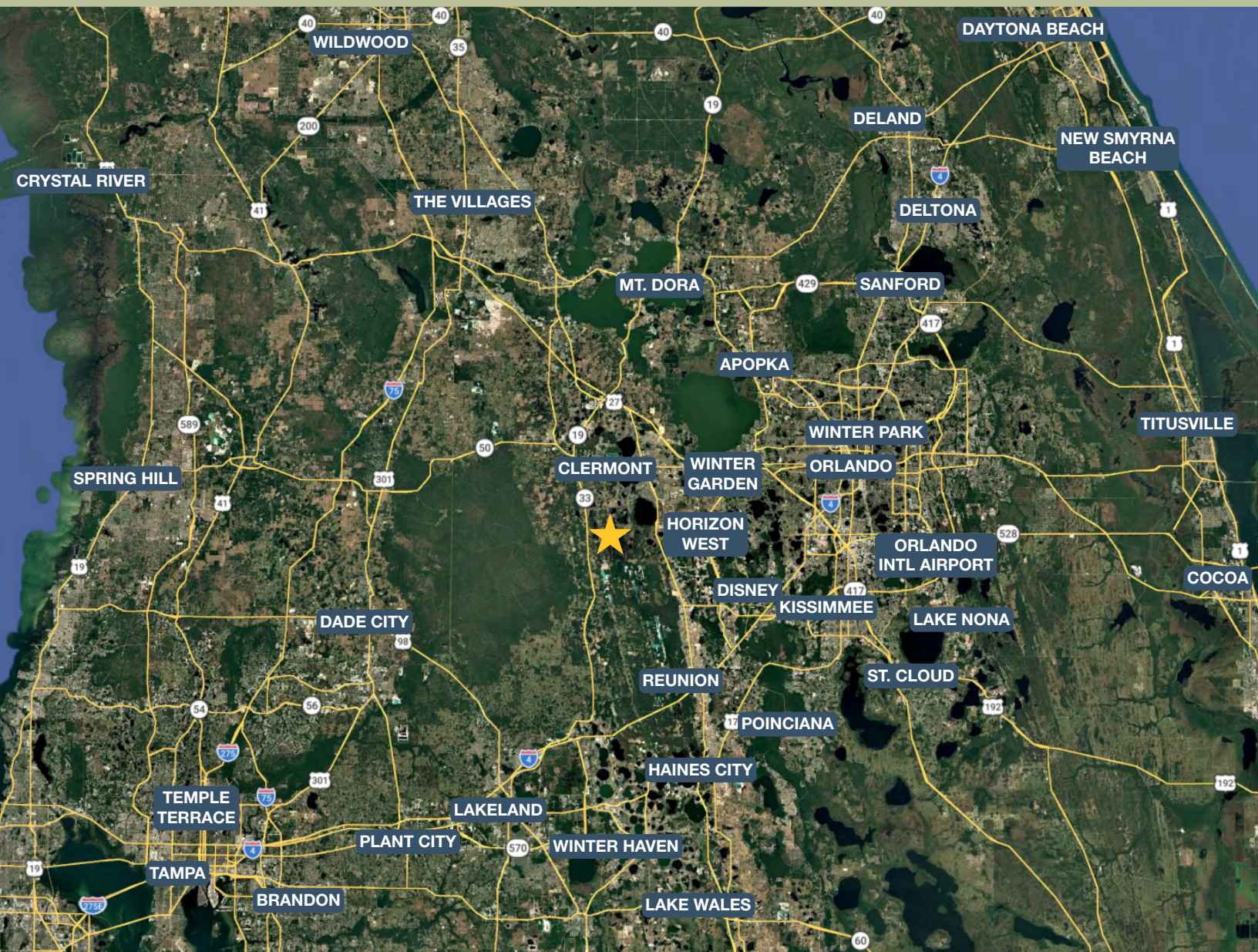
The property is about 30 minutes from Walt Disney World and the attractions to the south and within commuting distance to Downtown Orlando. The property is located within a rural area including similar smaller ranch estates east of the Withlacoochee State Forest/Green Swamp conservation area, south of Clermont and west of the 4,500-acre Lake Louisa State Park with full facility camp sites, hiking, bike trails, fishing and canoeing. Approximately 15 minutes to downtown Clermont, South Lake Hospital, Hamlin and Horizons West, and established shopping districts. New/ planned retail development will be located along US Hwy 27 to the east including Wellness Way training facility (Olympus), retail shopping and traditional subdivision development. The property represents the best of both worlds, country charm living near the best entertainment in the world! Accessibility to Florida's Turnpike, SR 408, I-4 and near the planned Wellness Way Access Road which will connect US 27 to SR 429 at the SR 429/New Independence Pkwy interchange.



LOCAL RETAIL



REGIONAL MAP



DRIVE TIMES

- Clermont: 15 min
- Horizon West 35 min
- Walt Disney World Resort: 35 min
- Reunion/Champions Gate: 40 min
- Orlando: 45 min
- Lakeland: 45 min
- Apopka: 45 min
- Winter Haven: 45 min
- Orlando International Airport: 1 hr
- The Villages: 1 hr
- Tampa: 1 hr 15 min
- Sanford: 1 hr 15 min
- Cocoa: 1 hr 30 min
- Daytona Beach: 1 hr 45 min

PROPERTY PHOTOS



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