

109900 1.5 Acre Waterfront Building Lot For Sale on Beautiful Lake Susan (Clermont)



Location **Florida**
<https://www.genclassifieds.com/x-634552-z>

This is the best Chain-of-Lakes deal around.

This large, single lot is located on the legendary Clermont Chain of Lakes in Clermont, Florida - just outside of Orlando. It is the last premium lake lot available within Susan's Landing - a gated subdivision on Lake Susan about 30 minutes from Walt Disney World. This subdivision might possibly be the perfect place to live. It's immaculate, gated and quiet with approximately 90 homes.

LOT SIZE, SHAPE AND TOPOGRAPHY:

This lot is exactly 1.58 acres and is situated on a knoll that slopes down to the shoreline where there is a quiet lagoon tucked away among the cypress trees. Approximately 2/3 of the lot is on land and the other 1/3 flows gently into Lake Susan, where one would typically place their boat dock. This is "Old Florida" - just like in the movies. There is room for a swimming pool of any shape or size that you might imagine.

Some maps are included to give you an idea of the shape, size and location. The natural and gradual slope to the water, could make it possible to build a walk-out or daylight basement - almost unheard of in Florida.

ABOUT CLERMONT:

Clermont, one of the fastest growing cities in the state of Florida, is located approximately 15 miles west of Orlando on State Road 50. It is popular with sports enthusiasts and is host to the National Training

Center and The Wakeboard Camp just to name a few.

SCHOOL:
 The lot makes an excellent investment in education. Just minutes away is Montessori Academy - a beautiful school with an international curriculum, offering a wide range of academic and physical education programs.

CHAIN OF LAKES:
 The lot is situated on the Clermont Chain of Lakes, a series of interconnected lakes that make up the Clermont Chain. You may stop and have lunch at the Tiki Bar or cast a line out in the hope of catching one of a few million mouth-watering bass. These lakes are well known for their Bass Fishing.

DOCK / BOAT HOUSE:



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Although there is no requirement to build a dock or boathouse, you certainly may and there is no time limit to build. So, take your time. It's up to you - whenever you're ready.

FREE BOAT AND/OR RV STORAGE AREA ON PREMISE:

The subdivision also has a secure storage area where residents can store their toys year round, free of charge. It's nice to know that your speed boat, fishing boat, pontoon or RV will be hidden from normal view yet only steps away when you need it.

PICTURES:

As you look through the pictures, you'll see a Boat Launch, which is the Homeowners Association Boat Launch, available to all registered homeowners. There are also some aerial views showing the lot's approximate location, outlined in red. We recommend that you refer to the survey image toward the end of the images for the exact size, shape and boundary location. You'll also see a picture of the neighbor's dock, which should give you an idea of how beautiful these docks look when built meandering through the cypress trees.

PRICE:

Reduced to \$129,900.

This really is a great place to raise kids as well as a safe and peaceful place to retire. Please check it out and thanks for!