CRESCENT LAKE LOT

Crescent City, FL • Putnam County
0.75 +/- ACRES

Lakefront Homesite • Beautiful Oaks • Nice Elevations!



Crescent Lake Lot

Crescent City, FL . Putnam County



Acreage: 0.75 +/- acres Sale Price: \$99,900 County: Putnam

Site Address: S. Prospect Street, Crescent City, FL 32112 Nearest Intersection: S. Prospect Street & Orange Avenue Lake Frontage:

- 42 +/- FT on beautiful Crescent Lake
- Double concrete wall bulkhead in place on the lake
- The remnants of a dock exists, however, current rules would govern rebuilding

Crescent Lake: 15,960 +/- acre lake that connects to the St. Johns River at the north end via Dunn's Creek

Road Frontage:

- Access is via shared concrete driveway (deeded easement). Please do not block driveway.
- Property is 50 +/- FT off S. Prospect Street.

Soil Types: Candler and Deland fine sands

Uplands/Wetlands: 100% uplands; on one of the highest

bluffs on Crescent Lake

Wells: (1) 4" well

Water & Utilities: City of Crescent City

Zoning/FLU: SR1A/Crescent City

Current Use: Vacant lot Uses: Boating, fishing **Taxes:** \$726.14 (2015)

This property is on one of the highest bluffs on Crescent Lake offering nice views and lake access. Lot has the perfect flat site to build your house and beautiful oaks make this an inviting spot to locate your new home!

Crescent City is a quaint, historical town located 48 +/- miles from St. Augustine, 34 +/- miles from Daytona Beach, and 62 miles +/- from Orlando. Crescent City has several unique shops and dining is just minutes away.

Lakefront Homesite, Beautiful Oaks!

Parcel ID: 301228000000200020 GPS: 29.423600, -81.508396

Driving Directions:

- From Palatka: take US 17N 25 miles to Orange Avenue in Crescent City. Turn left. Turn right onto S. Prospect Street. Property will be on your left.
- From Deland: take US 17N 27 miles to Crescent City. Turn right onto S. Prospect Street. Property will be on your right.







114 N. Tennessee Ave., 3rd Floor Lakeland, FL 33801 863.648.1528 - Main Office

18622 NW US 441 High Springs, FL 32643 www.SREland.com

For additional maps and details, go to: www.SaundersRealEstate.com/CrescentLot

Debbie Banks

904.637.4842 • DBanks@SREland.com

©2016 Coldwell Banker Commercial Saunders Real Estate, All rights Reserved, Worldwide. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records. ©2016 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

082216-A