

CRESCENT LAKE LOT

Crescent City, FL • Putnam County

0.75 +/- ACRES

Lakefront Homesite • Beautiful Oaks • Nice Elevations!



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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.



Shared Concrete Driveway



Elevation View from Lot to Crescent Lake



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

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