

OAK POINTE PRESERVE HOMESITES

CLERMONT, FL | LAKE COUNTY

29 PERMITTED RESIDENTIAL LOTS
60 ± TOTAL ACRES



Located 35 minutes to Disney World and
45 minutes to Downtown Orlando!



SPECIFICATIONS & FEATURES

Average Lot Size: 2.06 ± acres

Average Sale Price: \$139,000 per lot

Sale: Lots are sold individually

Expected completion date, December 2020

Permitted Lots: 29

Total Acreage: 60 ± acres

Site Address: 11936 Montevista Rd, Clermont, FL 34711

County: Lake

Road Frontage: Enter road access off of Montevista Rd.

Planning and Permits: Under Construction. Awaiting final planning approval.

Nearest Intersection:

- 3.7 miles from the intersection of Highway 33 and Highway 50.
- 8 miles from the intersection of Highway 50 and Highway 27.

Lake Frontage/Water Features: Natural ponds/lakes on the property

COA or HOA: HOA

Structures & Years Built: 2019

Taxes: Lots will be individually taxed

Oak Pointe Preserve Homesites is a residential development with a total of 29 lots to be sold separately. About 19 lots have water features with beautiful scattered oaks. The natural lakes provide scenic views just minutes from the city. The lots are surrounded by conservation land that cannot be developed. This residential development is located 35 minutes from Disney World and 45 from the city of Orlando. Oak Pointe Preserve is a neighborhood located outside of Clermont that continues to see an influx of growth in the surrounding area.

***Located 35 minutes to Disney
World and 45 minutes to
Downtown Orlando!***

LOCATION & DRIVING DIRECTIONS

Parcel IDs:

- 022325000200000900,
- 032325000100000200,
- 032325000200000500
- 342225000400001000,
- 032325000100000100,
- 032325000100000300,
- 342225000300000600,
- 012224550004900000

Driving Directions From Tampa:

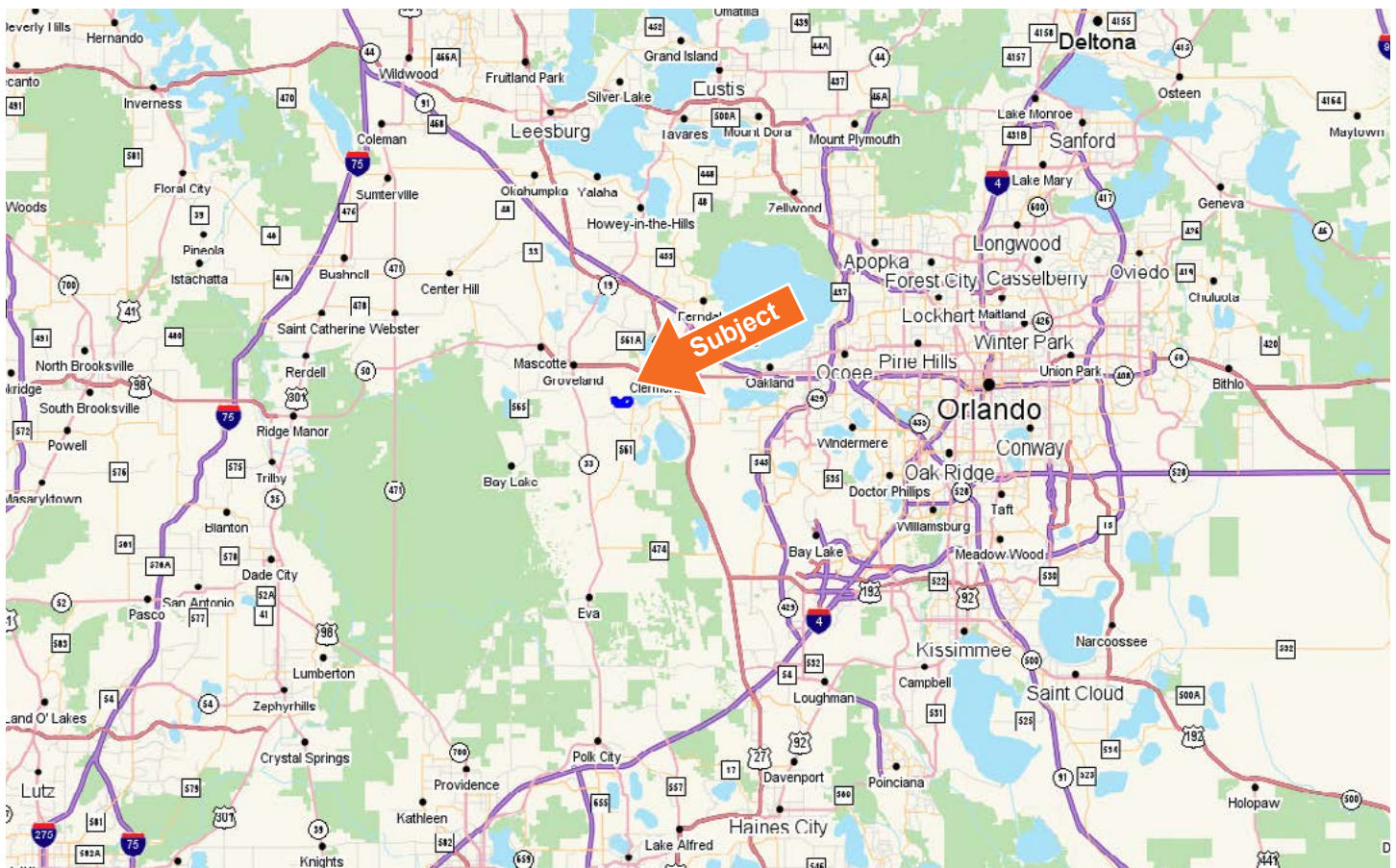
- Take I4 East to CR 33 North.
- 29 mi. to Pine Island Road East.
- 1.8 mi. to Monte Vista Road North.
- 0.7 to Reynolds Road/Oak Pointe Preserve Entrance (a.k.a. Oak Heart Lane)

Driving Directions From Orlando:

- Take FL 408 West to Florida Turnpike North.
- 6.3 mi. to exit 272 FL 50 West
- 8.7 mi. to CR 561 South (12th St)
- 4.2 mi to Pine Island Road West.
- 1.5 mi. to Monte Vista Road North.
- 0.7 mi. to Reynolds Road/Oak Pointe Preserve Entrance (a.k.a. Oak Heart Lane)

Driving Directions From Ocala:

- Take Florida Turnpike South to exit 289 US 27 South.
- 7.4 mi. to FL 50 West.
- 2.1 mi. to Montevista Road South.
- 3.9 mi. to Reynolds Road/Oak Pointe Preserve Entrance (a.k.a. Oak Heart Lane)



Lot Price List		
Lot	Acreage	Price
1	1.83	\$112,500
2	2.01	\$109,900
3	1.73	RESERVED
4	1.73	\$109,900
5	1.7	\$109,900
6	2.27	\$112,500
7	2.09	RESERVED
8	1.46	\$112,500
9	1.44	\$112,500
10	1.47	\$112,500
11	1.46	\$109,900

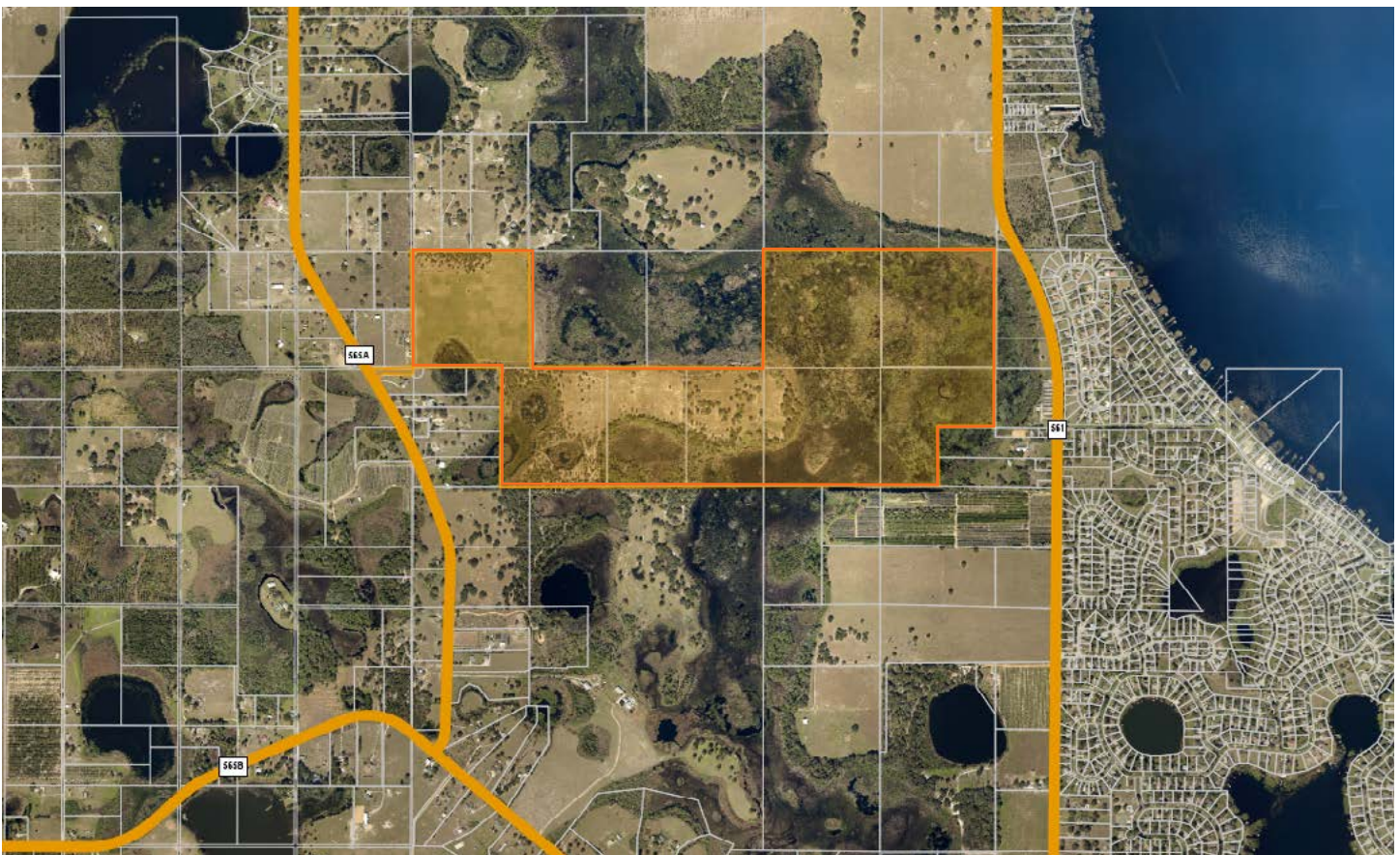
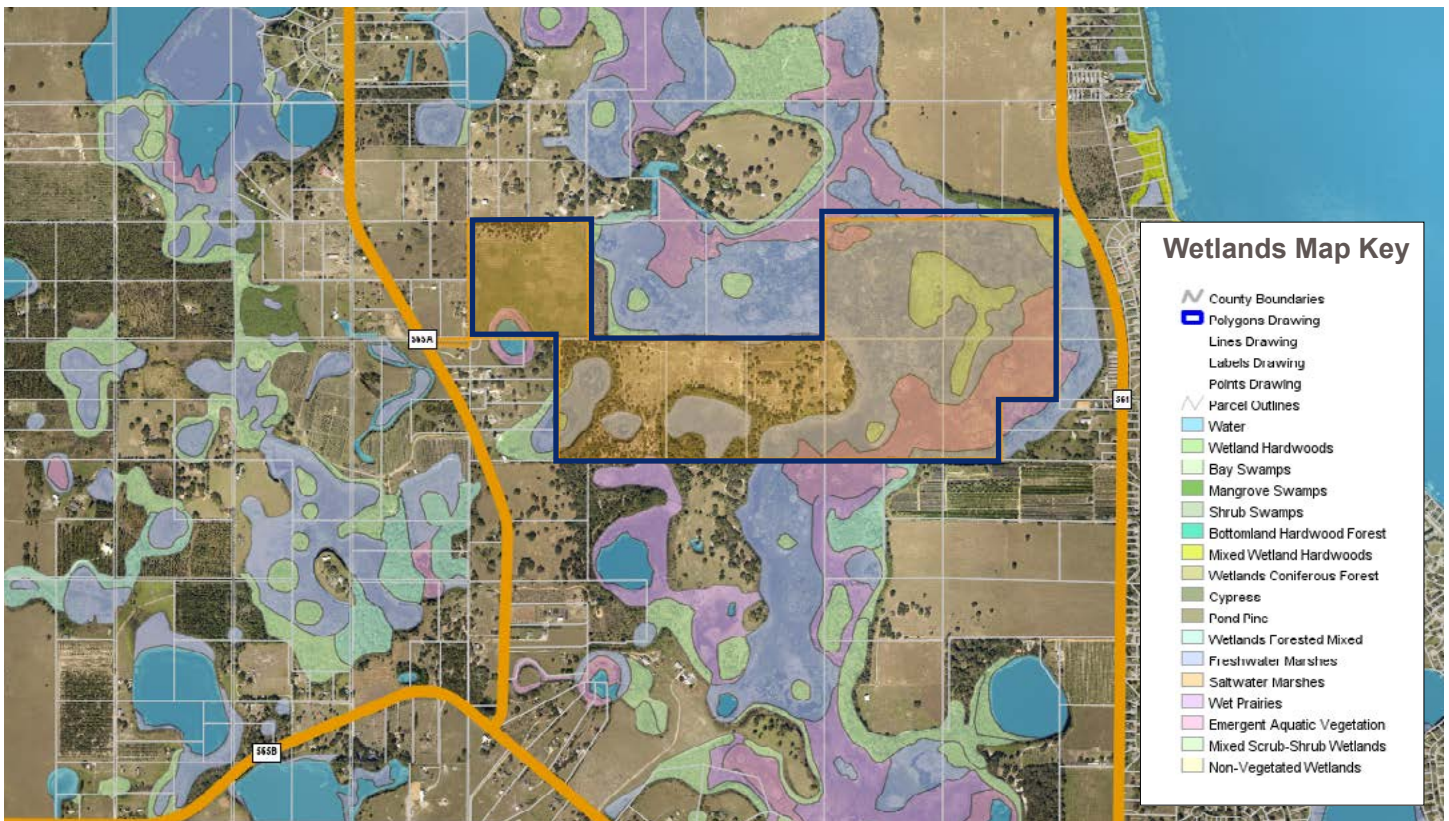
Lot Price List		
Lot	Acreage	Price
12	1.47	\$109,900
13	2.85	\$139,900
14	2.81	\$134,900
15	6.42	\$249,900
16	1.49	\$139,900
17	1.36	RESERVED
18	1.31	\$134,900
19	1.39	\$134,900
20	1.5	\$134,900
21	1.54	\$134,900
22	1.74	\$134,900

Lot Price List		
Lot	Acreage	Price
23	1.75	RESERVED
24	2.76	\$179,900
25	2.0	\$179,900
26	3.22	RESERVED
27	3.47	\$179,900
28	2.74	\$174,900
29	2.37	\$169,900











114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

29 ± Residential Lots sold individually

3.7 miles from the intersection of Highway 33 and Highway 50
Located 35 minutes to Disney World and 45 minutes to Downtown Orlando!

Visit SVNsaunders.com and search for: Oak Pointe

Tyler Davis, 863.877.2829 | tyler.davis@svn.com



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

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896



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