

Development Land For Sale

The Present Zoning: RMF-Multiple Family Residential [Allows]

- 1. Single-Family Homes**
- 2. Duplexes**
- 3. Apartments**
- 4. Townhouses**



Call Waymon
863-287-5981

Tri-Plexes



Single Family Homs



Townhouse



Apartments



Magnificent

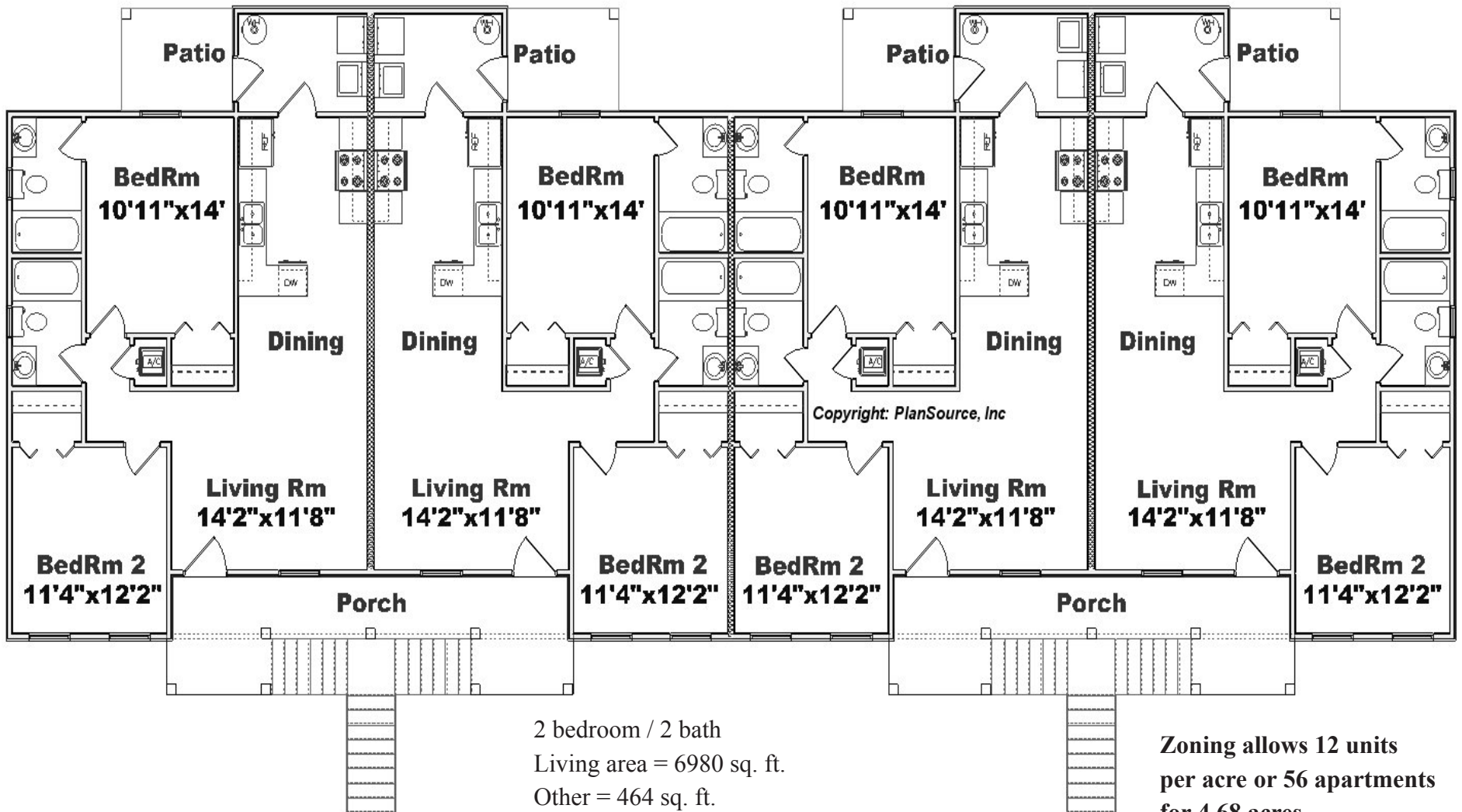




Come see this alluring development property approved for Apartments/Townhouses/Single Family Homes and more. You will be captivated by its panoramic view overlooking Lake Marie from top of the Ridge of Dundee. The land gradually slopes toward the lake guaranteeing owners will have a magnificent vision living on this unique property. We are told location is critical to a community value and this unique property meets that criterion plus much more. It's a short distance to Disney World, yet far enough to make it quite from noisy highway traffic. This quaint small town is filled with neighbors who know each other and enjoy community activities together. Come see, come buy before it is too late!

Waymon Ellis Meadows - Real Estate Broker and Builder
 404 Ridgewood Avenue - Dundee, Florida 33838
 Phone: 863-287-5981 - Email: BigW1937@aol.com - www.WaymonMeadowsRealEstate.com

*Information is believed to
 true but not guaranteed.*



2 bedroom / 2 bath
 Living area = 6980 sq. ft.
 Other = 464 sq. ft.
 Total = 7444 sq. ft.
 Living area per unit: ~872 sq. ft.

Zoning allows 12 units
 per acre or 56 apartments
 for 4.68 acres.



Lake Marie Villa

Preliminary Cost Estimate
 Mobilization: \$10,000.00
 Water Cost: \$27,000.00
 Server Cost: \$90,000.00
 Drainage: \$82,497.50
 Asphalt (Roadway/parking): \$138,639.00 (Asphalt, Lime Rock, Subbase)
 Testing: \$14,600.00
 Grading: \$125,000.00
 Curbing: \$29,150.00
 Surveying: \$35,000.00
 Silt Fence: \$3,625.00
 Construction Entrance: \$3,500.00
 Striping: \$11,000.00
 Sod: \$6,430.00 (Ponds only)
 Sidewalk: \$36,000.00
 Handicap Ramps: \$1,700.00
 Landscaping and irrigation \$18,500.00
 Engineering Estimate \$34,000.00
 Environmental Estimate \$6,000.00
 Surveying (Engineering) \$3,500.00

Total Esimate 676,141.50

NOTE: Prices are subject to chance due to the changes in material prices.
 Estimate does not include application/permit fees.

Developing the property for Apartments is not only the most economic way to develop Lake Marie Villa, but zoning allows up to 56 units. You must verify this information with the Town of Dundee Planner Committee. City water in next to the property and city sewer is only a short distance.

Private Lift Station like Dell Lake Village MHP and Sertoma Camp Endeavor.

Engineer designed for 43 Townhouses



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