



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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### 12206 STONELAKE RANCH LOT 43 (MLS#:T2737768)

PRICE: \$225,960

Address#: 12206 STONELAKE RANCH LOT 43

Zip Code: 33592

Style: Residential

Lot: 62957

Acreage(acs): 1.45

Waterfront: Yes

Subdivision: STONELAKE RANCH PH 02

City: Thonotosassa

Type: Vacant Land

Status: Active

County: Hillsborough County

### PROPERTY DESCRIPTION

DEVELOPER LOT 43. Full Price is \$269,000, we are offering 16% off making the new Sales Price \$225,960 for a total savings of \$43,040! Pricing advertised in MLX already reflects 16% discount. Welcome Center Open Daily. 1.5 ACRES overlooking the bird sanctuaries. Build the home of your dreams in Stonelake Ranch. Featuring an expansive vista toward Lake Thonotosassa that overlooks wetlands and cypress trees. Stonelake Ranch is just 45 minutes from the Gulf of Mexico's world-renowned beaches to the west, and the world-famous attractions of Walt Disney World and Orlando to the east. This a 680 acre community includes a boat launch with access to the freshwater, 880-acre Lake Thonotosassa. Hendry Lake, a 37-acre private waterfowl sanctuary is perfect for small non-motorized boats. This one of a kind community features a Lakeside Lodge clubhouse with fitness center. For those who prefer land activities, our 240 acres of common area and a vast trail system winding throughout the property are perfect for these estate-sized parcels are ideal for those who love the outdoors. Taxes are based on land lot only. Photos based off of similar lot, lot 44.

### ADDITIONAL FEATURES

Utilities:	BBHSInternetAvail
CDOM:	725
Water Frontage:	Y
Pets Allowed:	Y
Total Acreage:	OnePlustoTwoAcres
Zoning:	PD
Front Footage:	209

### IMAGES

