



70 Acre Gated Lakefront Estate

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PROPERTY OVERVIEW



Sale Price

\$4,500,000

Offering Summary

Acreage:	70 Acres
Price / Acre:	\$64,286
State:	Florida
City:	Clermont
County:	Lake
Property Type:	Acreage and Estates

Property Overview

70 ± acre gated lakefront estate, perfect for those who value privacy, serenity and luxury. The property features beautiful open fields with large oaks, no HOA, and frontage on a skiable lake (Lake Gary) and the waters of Lake Nellie, yet is only minutes from shopping in Clermont. As you drive through the private gated entrance, you are greeted by a canopy of large oak trees that guide you to the residence, with its circular driveway and landscaped grounds. The 3,620-square-foot residence features four bedrooms, two full bathrooms, and a half bathroom. It includes a stunning renovated kitchen with an island and breakfast area, a large dining room perfect for family gatherings and parties, and a spacious great room with vaulted ceilings and a fireplace, all in natural sunlight. Off the foyer is a large private office space (which could also be used as another bedroom) that connects to the impressive primary suite. Both the primary suite and the primary bathroom are beautifully appointed. The primary bathroom features a large walk-in shower, designer closets, and custom copper sinks. From the great room, stairs lead to the second level, where you will find three additional bedrooms and a bathroom. The great room and primary bedroom both have access to the lanai, screened-in pool, and spa. The home (originally built in 1991) has been meticulously updated (details in the attachments). The 70 ± acres, including 41± acres of uplands, is located on two bodies of water, Lake Gary and the water/marshes of Lake Nellie. The property features open pastures with large oak trees and cross fencing. This expansive property could potentially be subdivided into a 9-lot rural acreage development, or a family compound. Located in South Clermont, 6 miles from shopping and restaurants, 1.5 miles from Pine Ridge Elementary School, 9 miles to Imagine South Lake Charter School and to Windy Hill Middle School, and 8 miles to East Ridge High School. 30 Minutes to Disney World.

PROPERTY DETAILS & HIGHLIGHTS

Building Name	70 Acre Gated Lakefront Estate
Property Type	Land
Property Subtype	Residential
APN	232325000200000700 & 232325000200001400
Building Size	4,320 SF
Lot Size	70 Acres
Year Built	1991
Number of Floors	1
Number of Lots	2
Number of Buildings	1



- 70 Acre Gated Lakefront Estate (42 acres uplands)
- Fronts Lake Gary and the waters of Lake Nellie
- 3,620 SF Executive Residence with Pool & Spa
- Can Be Subdivided Into 9 SFR Acreage Lots
- 10 Minutes from Shopping/Restaurants
- 10 Minutes from Schools
- 30 Minutes to Disney

PROPERTY DESCRIPTION



Site Description

70 Acres with 42 ± uplands located on skiable Lake Gary and the waters of Lake Nellie. Topography is sloping from the road to both bodies of water. Uplands is in fenced pasture dotted with large oak trees.

Location Description

Lakefront acreage located in South Clermont, 6 miles from shopping and restaurants, 1.5 miles from Pine Ridge Elementary School, 9 miles to Imagine South Lake Charter School and to Windy Hill Middle School, and 8 miles to East Ridge High School. 30 Minutes to Disney World

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	41+/- uplands-29+/- wetlands
Taxes & Tax Year:	5225.50 for 2025
Zoning / FLU:	Zoning: R-6 FLU: Green swap rural
Lake Frontage / Water Features:	Frontage on Lake Gary and the water/marshes of Lake Nellie
Water Source & Utilities:	Well/Septic
Road Frontage:	913'
Fencing:	yes
Current Use:	Estate Lakefront Residence & Pasture
Land Cover:	Grass & Oak Trees • 3620 sf. under-air residence • with 4 bedrooms
Structures & Year Built:	• 2.5 baths originally built in 1991 (recently remodeled/updated) • with screened pool and spa.

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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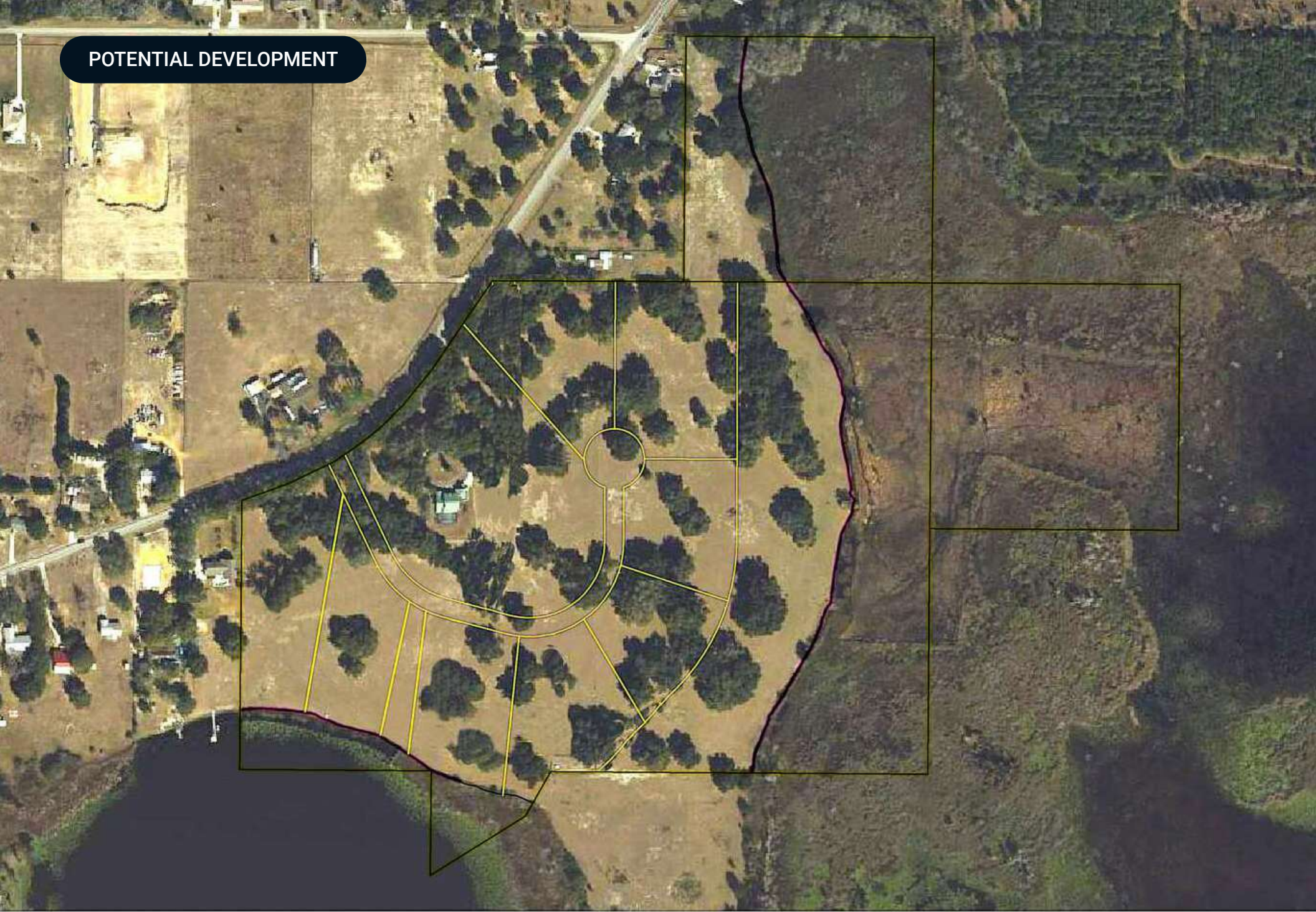
ADDITIONAL PHOTOS



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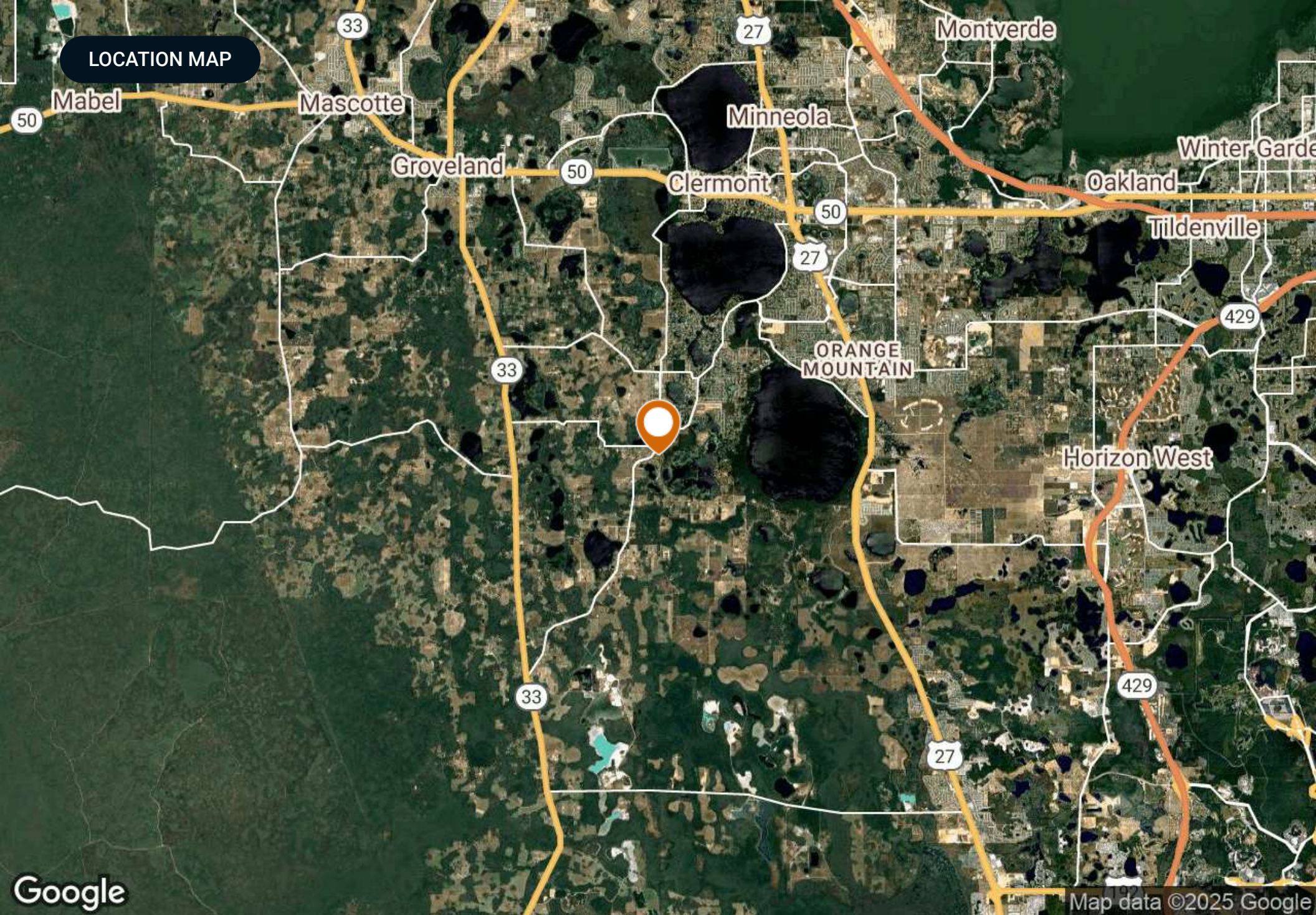


POTENTIAL DEVELOPMENT



ADDITIONAL PHOTOS





LOCATION MAP



Lake County

FLORIDA



Founded	1887	Density	385.2 (2019)
County Seat	Tavares	Population	416,179 (2023)
Area	953 sq mi	Website	lakecountyfl.gov

Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.



Clermont

LAKE COUNTY

Founded 1916

Population 47,823 (2023)

Area 11.5 sq mi

Website www.clermontfl.gov

Major Employers

- South Lake Hospital
- Vista Clinical and Diagnostics
- PUR Clinic
- South Lake Pain Institute
- University of Florida Cancer Center

Clermont was founded in 1884 and incorporated in 1916. Located just west of Orlando and north of Walt Disney World, Clermont is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area. As the largest city in Lake County, Clermont continues to expand along with Central Florida's growing population.

Clermont's rolling hills and lakes are a strong draw to homebuyers, and Clermont still has that 'small town' feel they crave. Overall, lifestyle and amenities have been the primary reasons why homebuyers choose to purchase their homes in Clermont. With a surging population of over 40,000, traffic counts nearing 60,000 daily trips, and an average annual household income of more than \$68,000, Clermont is also a prime location for commercial real estate.

Branded as 'The Choice of Champions,' Clermont is becoming a mecca for health and fitness. The city has become a great home or training location for 20 recent Olympians. Keeping health in mind, Clermont also boasts a thriving healthcare industry with world-class orthopedics, cancer treatment, and robotic urologic services.



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