

G5084771 38797 RANCH GATE BLVD, UMATILLA, FL 32784**County:** Lake**Status:** Pending**Subdiv:****Backups Requested:** No
List Price: \$165,900**Subdiv/Condo:****Style:** Residential**On Market Date:** 07/18/2024**Special Sale:** None**Total Acreage:** 1 to less than 2**ADOM:** 356**Price Per Acre:** \$148,125.00**CDOM:** 356**Flood Zone Code:** X**For Lease:** No**Pets:** Yes**Total Annual Assoc Fees:** 1,500.00**Average Monthly Fees:** 125.00

Welcome to Shoreline Ranch. This is a gated lakefront community. Offering custom home packages by American Family Homes Inc the preferred builder. Build your dream home here and enjoy the breathtaking views year-round. The right lot shapes the way your home looks and feels, from the stunning views out your windows to the natural light that brightens your living space. Contact us today to schedule an appointment.

Land, Site, and Tax Information**SE/TP/RG:** 21-18-27**Subdivision #:****Between US 1 & River:****Tax ID:** [21-18-27-0010-000-00600](#)**Taxes:** \$1,629**Homestead:****CDD:** No**AG Exemption YN:**No**Alt Key/Folio #:** 3948484**Add Parcel:** No**# of Parcels:****Legal Desc:** Shoreline Ranch PB 81 PG 88-100 Lot 6 ORB 6197 PG 52**Ownership:** Other**Book/Page:** 81/88-100**Lot Dimensions:** 70' x 358'**Water Frontage:**No**Water Access:** Yes-Lake**Water View:** No**Utilities:** Electricity Available, Phone Available**Water:** Well**Sewer:** Septic Tank**Horse Amenities:****Road Surface Type:** Asphalt, Paved**Zoning:** PUD**Future Land Use:****Zoning Comp:****Tax Year:** 2023**Annual CDD Fee:****Development:****Additional Tax IDs:****Complex/Comm Name:****Land Lease Fee:****Lot Size Acres:** 1.12**Water Name:** LAKE DALHOUSIE**Water Extras:** Yes-Boat Ramp - Private**Road Surface Type:** Asphalt, Paved**Block/Parcel:****Front Footage:** 70**Front Exposure:** East**Lot #:** 6**Subdiv/Condo:****Flood Zone:** X**Lot Size:** 48,743 SqFt /
4,528 SqM**Community Information****Community Features:** Gated Community - No Guard**Comm/Assoc Water Feat:**Dock, Private Boat Ramp**HOA / Comm Assn:** Yes **HOA Fee:** \$1,500**Master Assn/Name:**Yes / Shoreline Ranch HOA**Elementary School:** [Umatilla Elem](#)**HOA Pmt Sched:** Annually**Master Assn Fee:**\$0.00 / Annually**Middle School:** [Umatilla Middle](#)**Mo Maint\$(add HOA):****Master Assn Ph:****High School:** [Umatilla High](#)

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