

**G5084775 38521 WOODED MEADOW DR, UMATILLA, FL 32784**

**County:** Lake  
**Subdiv:** SHORELINE RANCH  
**Subdiv/Condo:**  
**Style:** Residential  
**On Market Date:** 07/18/2024  
**Total Acreage:** 1 to less than 2  
**Price Per Acre:** \$165,900.00  
**Flood Zone Code:** X  
**For Lease:** No  
**Total Annual Assoc Fees:** 1,500.00  
**Average Monthly Fees:** 125.00

**Status:** Active  
**List Price:** \$165,900  
**Special Sale:** None  
**ADOM:** 448  
**CDOM:** 448  
**Pets:** Yes

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 the natural light that brightens your living space. Contact us today to schedule an appointment.

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**Land, Site, and Tax Information**


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<b>SE/TP/RG:</b> 21-18-27	<b>Zoning:</b> PUD	<b>Block/Parcel:</b>
<b>Subdivision #:</b>	<b>Future Land Use:</b>	<b>Front Footage:</b> 111
<b>Between US 1 &amp; River:</b>	<b>Zoning Comp:</b>	<b>Front Exposure:</b> East
<b>Tax ID:</b> <a href="#">21-18-27-0010-000-00900</a>	<b>Tax Year:</b> 2023	<b>Lot #:</b>
<b>Taxes:</b> \$1,629	<b>Annual CDD Fee:</b>	<b>Subdiv/Condo:</b>
<b>Homestead:</b>	<b>Development:</b>	<b>Flood Zone:</b> X
<b>AG Exemption YN:</b> No	<b>Additional Tax IDs:</b>	
<b>Alt Key/Folio #:</b> 3948487	<b>Complex/Comm Name:</b>	
<b>Add Parcel:</b> No	<b>Land Lease Fee:</b>	
<b>Legal Desc:</b> Shoreline Ranch PB 81 PG 88-100 Lot 9 ORB 6197 PG 54	<b>Lot Size Acres:</b> 1.00	<b>Lot Size:</b> 43,560 SqFt / 4,047 SqM
<b>Ownership:</b> Other		
<b>Book/Page:</b> 81/88-100	<b>Water Name:</b> LAKE DALHOUSIE	
<b>Lot Dimensions:</b> 111' x 303'	<b>Water Extras:</b> Yes-Boat Ramp - Private	
<b>Water Frontage:</b> No		
<b>Water Access:</b> Yes-Lake	<b>Road Surface Type:</b> Asphalt, Paved	
<b>Water View:</b> No		
<b>Utilities:</b> Electricity Available, Phone Available		
<b>Water:</b> Well		
<b>Sewer:</b> Septic Tank		
<b>Horse Amenities:</b>		
<b>Road Surface Type:</b> Asphalt, Paved		

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**Community Information**


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<b>Community Features:</b> Gated Community - No Guard		
<b>Comm/Assoc Water Feat:</b> Dock, Private Boat Ramp		
<b>HOA / Comm Assn:</b> Yes	<b>HOA Fee:</b> \$1,500	<b>HOA Pmt Sched:</b> Annually
<b>Master Assn/Name:</b> Yes / Shoreline Ranch HOA	<b>Master Assn Fee:</b> \$0.00 / Annually	<b>Mo Maint\$(add HOA):</b>
<b>Elementary School:</b> <a href="#">Umatilla Elem</a>	<b>Middle School:</b> <a href="#">Umatilla Middle</a>	<b>Master Assn Ph:</b>
		<b>High School:</b> <a href="#">Umatilla High</a>

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