

**G5104053 20276 SHORELINE RANCH LN, UMATILLA, FL 32784**

**County:** Lake  
**Subdiv:** SHORELINE RANCH  
**Subdiv/Condo:**  
**Style:** Residential  
**On Market Date:** 11/03/2025  
**Total Acreage:** 1/2 to less than 1  
**Price Per Acre:** \$244,388.00  
**Flood Zone Code:** X  
**For Lease:** No  
**Total Annual Assoc Fees:** 1,500.00  
**Average Monthly Fees:** 125.00

**Status:** Active  
**List Price:** \$239,500  
**Special Sale:** None  
**ADOM:** 43  
**CDOM:** 43  
**Pets:** Yes

Build your dream home on Lot 28 in the stunning Shoreline Ranch Community, where country charm meets modern convenience! This spacious homesite offers peaceful, scenic surroundings with plenty of room to breathe, all just minutes from downtown Umatilla and a short drive to the vibrant streets of historic Mount Dora. Experience the perfect blend of privacy, space, and small-town charm.

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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> 138
<b>Between US 1 &amp; River:</b>	<b>Zoning Comp:</b>	<b>Front Exposure:</b> South
<b>Tax ID:</b> <a href="#">21-18-27-0010-000-02800</a>	<b>Tax Year:</b> 2023	<b>Lot #:</b> 28
<b>Taxes:</b> \$1,621	<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>	<b>Additional Tax IDs:</b>	
<b>Alt Key/Folio #:</b> 3948506	<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 28 ORB 6216 PG 1452	<b>Lot Size Acres:</b> 0.98	<b>Lot Size:</b> 42,689 SqFt / 3,966 SqM
<b>Ownership:</b> Fee Simple		
<b>Book/Page:</b> 81/1452		
<b>Lot Dimensions:</b> 138' x 286'		
<b>Water Frontage:</b> No	<b>Water Name:</b> LAKE DALHOUSIE	
<b>Water Access:</b> Yes-Lake	<b>Water Extras:</b> Yes-Boat Ramp - Private	
<b>Water View:</b> Yes-Lake		
<b>Utilities:</b> Electricity Available, Phone Available		
<b>Water:</b> Well		
<b>Sewer:</b> Septic Needed		
<b>Horse Amenities:</b>	<b>Road Surface Type:</b> Paved	
<b>Road Surface Type:</b> Paved		

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**Community Information**


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**Community Features:** Gated Community - No Guard  
**Comm/Assoc Water Feat:** Dock, Lake  
**HOA / Comm Assn:** Yes      **HOA Fee:** \$1,500      **HOA Pmt Sched:** Annually      **Mo Maint\$(add HOA):**  
**Master Assn/Name:** No      **Master Assn Fee:**      **Master Assn Ph:**

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