

Yalaha Private Estate and Animal Specialty Facilities

Yalaha, FL • Lake County

32 +/- Acres

**Picturesque Central Florida Lakefront
Private Estate with Turn-key Commercial Facilities!**

**Perfect for Animal Boarding, Breeding,
Veterinarian Services, Ranchette, Investment, Recreation, Horses, and More.
Lots of Potential!**

**Located in a growing area between
Ocala and Orlando!**



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Yalaha, FL Lake County



Aerial Map

STR: 21-20-25 • Alt Key: 1780373

Parcel ID: 21-20-25-000300001500

GPS Coordinates: Lon: -81.81883 • Lat: 28.72759

Located near Leesburg, Tavares

Property Includes:

Total compound 9,244 SF

- House 1,856 SF
- Screened pool 1,216 SF
 - In-ground pool
 - Spa with raised deck
- Garage/Workshop 1,600 SF
 - 40 ft. x 40 ft. garage/workshop
 - Covered RV/boat parking with electrical hookup and water
- Personal Kennel 1,260 SF
 - 12 fenced runs
 - Private office, bathroom
- Commercial Boarding Kennel 3,312 SF
 - With office, kitchen, bathroom,
 - Climate controlled
 - 36 indoor runs
- 16 fenced yards/paddocks
- 2 storage sheds
- Secure, gated entrance

Comments: the commercial facilities are state-of-the-art and have immaculate indoor dog kennels and outdoor runs. Perfect for many animal specialty businesses.

***Perfect for Animal
or Farm-related
Businesses!***

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Yalaha, FL Lake County

Property Description:

You will embrace the natural beauty of this 32 +/- acre lakefront private estate property that includes a home and commercial business buildings perfect for animal services of all kinds. Enjoy the 500 +/- feet of lake access with canal passage to an additional 5-acre spring-fed lake. You can live and work on this gorgeous country estate with surrounding blueberry farms, lakes, large oaks, and fascinating wildlife. The estate is private, secluded, and secure with a gated entrance.

Price: \$825,000

Buy/Lease Option: The lease would only apply to the commercial facilities on the property, not including the residential house/buildings. \$3,500 per month

Acres: 32 +/- acres

Improved Acres: 32 +/- acres

Location:

26135 Bloomfield Ave., Yalaha, FL 34757
Lake County

Future Land Use: Agriculture with conditional-use permit for business

Road Frontage: 425 +/- feet on Bloomfield Ave.



Property is certified in the American Tree Farm System that provides tax exemptions and financial incentives.

Lake Frontage: 500 +/- feet on Sap Pond

Uses: Horse farm, veterinarian service, ag animal veterinarian services, farm-related business, animal breeder, ranchette

Soil Types: Candler Sands, Lochloosa Sands

Land Cover:

10 +/- acres of planted pine (Zyvold), remainder in pasture and facilities

Fencing: Crossed fenced and barbed wire

Uplands/Wetlands: 100% Uplands

Natural Water on Site: Marsh and Sap Pond

Water provided by: 2 Septic systems, 2 wells

Utilities Provided by: Progress Energy

Turn-key Business!
Animal Services Business · Recreation Property
Open Pastureland · Excellent Investment!
Great Ranchette Property · Horses Welcome!

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1,856 SF Main House

The main house is surrounded by a private, secluded estate with large oaks in a picturesque countryside setting. Included is security gate and attractive white vinyl fencing on parts of the estate. This is a 1,856 SF modular home that has many upgrades, including seamless drywall, tile floors, black appliances, and a whirlpool in the master bath. The 3 bedroom, 2 bath, "L"-shaped open floor plan is a split bedroom configuration for privacy of its occupants.

The house opens out to an in-ground, screened-in pool with hot tub and a raised deck overlooking Sap pond. Enjoy Florida wildlife from your back patio and the gorgeous sunset from this western exposure each evening.

Off to the side is a separate 40 ft. x 40 ft. garage workshop with covered RV/Boat parking that includes attached office, bathroom, and laundry area and an additional personal kennel area with 12 fenced runs.



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1,600 SF Garage/Workshop

- 40 ft. x 40 ft.
- Covered RV/boat parking with electrical hookup and water
- Personal kennel 1,260 SF
- 12 fenced runs
- Private office, bathroom



**Easy access to the
Florida Turnpike and I-75!**



Lots of Country Charm!

Property view of small planted pines and neighboring scenic blueberry farms!

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36 Indoor Runs



**Private
Office
and
Reception**



3,312 SF Commercial Building

A 3,312 SF concrete block/stucco building is located on the property and is currently used as a boarding kennel. The facility could be easily used for a vet hospital or other animal services.

The commercial building includes office, kitchen, bathroom, storage rooms, 36 indoor runs, climate control, and more.



Laundry / Cleaning Facilities



Yalaha Private Estate and Animal Specialty Facilities

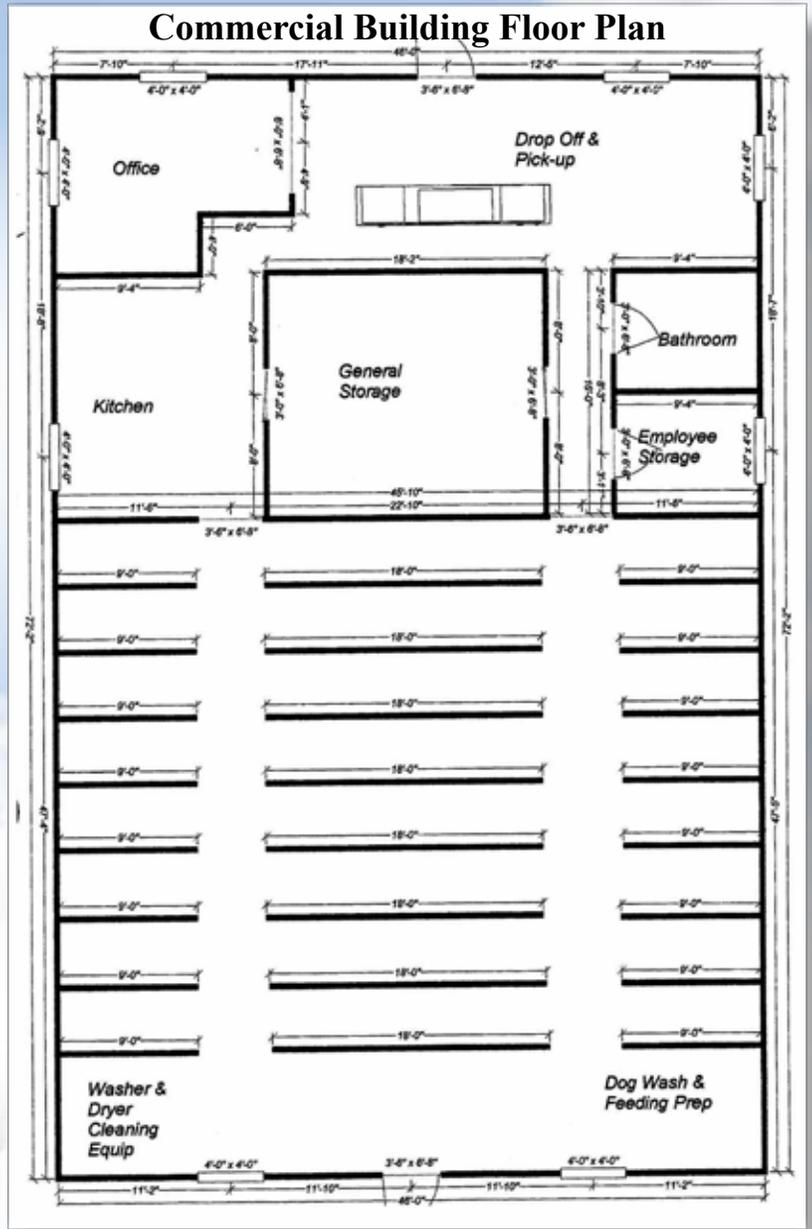
Yalaha, FL Lake County



Porch Overlooks Countryside



Covered Open-air Runs



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Yalaha, FL Lake County



*Unique private estate
with turn-key
business facilities!*

Driving Directions

- From CR 48, turn south onto Bloomfield Ave.
- Travel approximately 3/4 of a mile
- Property is on the right side of Bloomfield Ave.

32 +/- Acres
*Lakefront, Large Oaks,
Surrounding Picturesque Blueberry Farms,
Canal to Spring-fed Lake, Fascinating Wildlife!*

Setup for
*Veterinary Hospital, Ag Animal Services, Animal
Breeding, Animal Boarding, Ranching, Horses,
Investment, Recreation, and More!*



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