

**32 +/- Acres in  
Prestigious  
Winter Haven,  
Florida**

- Large Executive Home
- Gorgeous Pool Area
- Producing Citrus Grove
- Canal Frontage with Immediate Access to Lake Hamilton
- Paved Road Frontage
- Utility Shed and Other Buildings
- Pasture for Horses



**Front Parcel  
can be Divided!**  
Into three 1/2 +/-  
acre canal-front lots  
that can be  
sold individually.



Land · Commercial · Conservation · Property Management  
5120 S. Lakeland Drive  
Suite 3  
Lakeland, FL 33813

**SAUNDERS  
REAL ESTATE**



**32 +/- Acres, Home, Lake Access!**  
Winter Haven, FL

Toll Free: 1-877-518 LAND · [www.saundersrealestate.com](http://www.saundersrealestate.com)

**Lake Hamilton  
Estate**

**New Pricing  
as of  
May 2009**



**32 +/- Gorgeous Acres**  
**Upscale Home • Canal Frontage**  
**Lake Access • Grove • Horses**  
**Winter Haven, FL**



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5120 S. Lakeland Drive, Suite 3 · Lakeland, FL 33813  
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**SAUNDERS  
REAL ESTATE**



**Gorgeous Home and Acreage!**

**32 +/- Acres • Lake Hamilton Estate • Winter Haven, FL**

**New Pricing as of May 2009**

Acres: 32 +/- Acres

Price: ~~\$695,000~~  
**New Price \$550,000**

**Location:**  
 1255 West Lake Hamilton Drive  
 Winter Haven, FL

**Land Use/Zoning:**  
 • Residential Suburban and Conservation

**Road Frontage:**  
 • 365 +/- ft. on W Lake Hamilton Drive

**Canal Frontage:**  
 • 1750 +/- ft. on Lake Hamilton and Lake Fannie Canals

**Water Provided by:** Well

**Utilities Provided by:** TECO

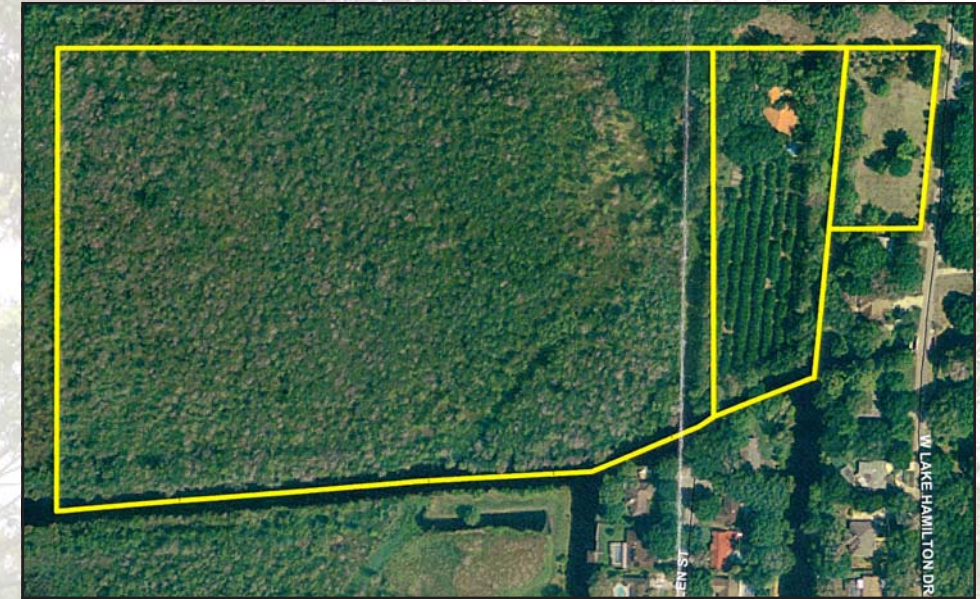
- Other:**
- Executive, natural stone home with tile roof, 4 BR/4 BA, formal LR/DR, great room, soaring ceilings, eat-in kitchen, popular split bedroom floor plan - 3,474 sq. ft. living
  - Gorgeous pool area, brick terraces
  - Irrigation system
  - Utility shed and buildings
  - 2.1 +/- acres income producing citrus grove
  - Pasture for horses

- Driving Directions:**
- Take 542 E from Winter Haven to Country Club Rd.
  - Go north on Country Club Rd. approximately 2 miles to W. Lake Hamilton Dr
  - Go north on W. Lake Hamilton Dr. for approximately 1/2 mile to canal
  - Property is on the left

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- Large Executive Home
- Gorgeous Pool Area
- Canal Frontage
- Paved Road Frontage
- Utility Shed and Buildings
- Pasture for Horses



**Front parcel can be divided into three 1/2 +/- acre canal-front lots that can be sold individually.**

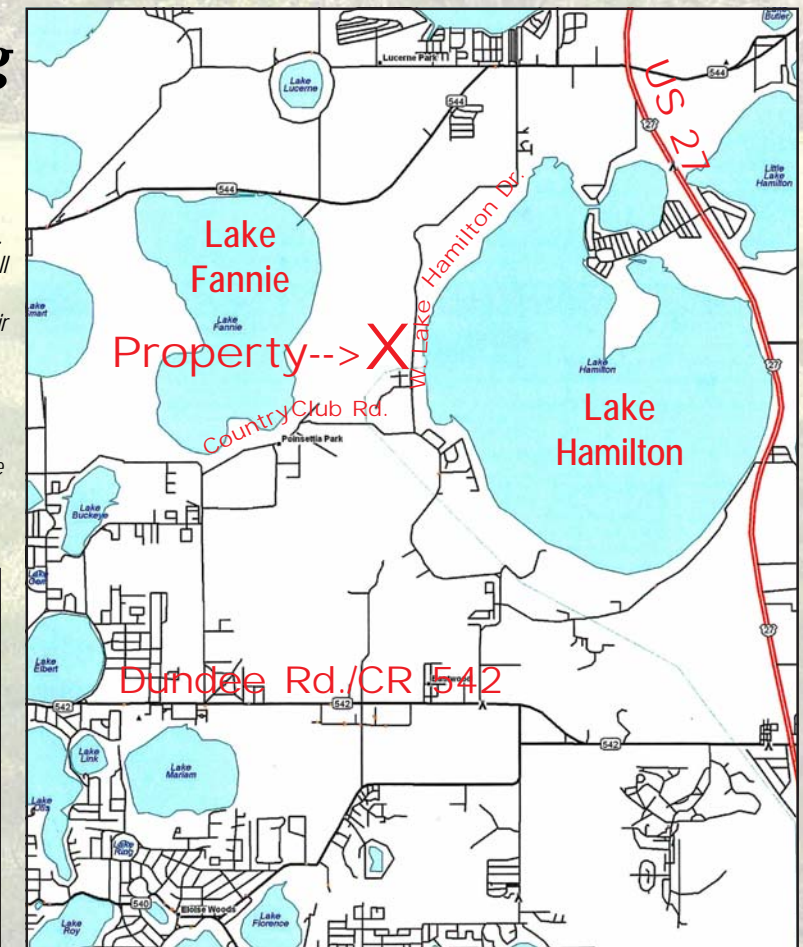


**2 +/- Acres Income Producing Citrus Grove!**

*This flyer provides maps to determine the general area of a citrus grove that is for sale. Please call for an appointment and a Coldwell Banker Commercial Saunders Real Estate representative will show you the grove in their vehicle upon observing the citrus industry Decontamination Procedures established by the Division of Plant Industry. PLEASE do not drive your vehicle through any grove or access in other ways unless you practice the Decontamination Procedures prior to entry.*



**Immediate Access to Lake Hamilton via Canal**



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