

# For Sale

**367 Citrus Ridge Drive**  
**Davenport, FL 33837**

216-265-8736

367citrusridgedrive.com



**Ideal year round or vacation home!** One bedroom and one bath (396 square feet) with large Florida Room (can be second bedroom) in beautiful Citrus Ridge 55+ Adult Community. Fully furnished (bed, couches, tables, dishes, silverware, refrigerator, outdoor grill, etc.) with 4' x 6' shed. Dining room table and sleeper sofa in Florida Room with AC. Beautiful view of lake from backyard and seconds from community gazebo. Price reduced to \$37,000. The Zestimate (zillow.com) for this house is \$45,478 (as of 13 Aug 2017). The property tax in 2016 was \$562 and the tax assessment in 2016 was \$37,986.

**Relax and Enjoy the Florida lifestyle with beaches, attractions, parks, events, fun and more.** This home is perfectly located in Central Florida off U.S. Hwy 27 and minutes from Interstate 4. 30 Minutes from Orlando International Airport and 60 Minutes from the Orlando Sanford International Airport. Ideal for visiting Orlando's attractions - Walt Disney World, Epcot, Animal Kingdom, Hollywood Studios, Seaworld, Universal, Legoland, etc. One hour to Cape Canaveral/Atlantic Ocean (east coast) and 90 minutes to Saint Pete Beach/Gulf of Mexico (west coast).

**Ideal for shopping, only minutes from Posner Park.** Posner Park is a \$500 million development in Polk County. This 80 acre development is filled with Shopping, Restaurants and Entertainment including Target, Petsmart, Dicks Sporting Goods, Best Buy, Staples, Ross, Michaels, Books-A-Million, Cinopolis IMAX Theater and many more with continued further development.

**Golf.** Davenport area is filled with top rated golf courses featuring beautiful clubhouses that offer meals and drinks. A few of the most popular courses are Ridgewood Lakes (5 minutes), Reunion Resort Golf Club (15 minutes), Southern Dunes Golf and Country Club (15 minutes) and Providence Golf Club (20 minutes).

Contact John for a showing at 216-265-8736.