35935 NOLEN LANE EUSTIS FL 32736

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RARE LAKEFRONT OPPORTUNITY – 500 FEET OF FRONTAGE ON LAKE SENECA! Experience the beauty, character, and timeless appeal of Old Florida at 35935 Nolen Lane in Eustis. Situated on approximately 4.8 acres with an extraordinary 500 feet of frontage on Lake Seneca, this remarkable property offers commanding elevated lake views, majestic live oak trees, privacy, […]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1572 sq ft

Courtesy of

Listing Office: REAL BROKER, LLC

Office ID: MFR805521714

Status: Active

MLS ID: MFRG5119478

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: https://youtu.be/JXPQr5xU-2E

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Year built: 1953

SubdivisionName: NONE

ListAOR: mfrmls

Date added: Added 8 minutes ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1572 sq ft

View: Water

ListOfficeName: REAL BROKER, LLC

Location Details

Township: 18

Road Responsibility: Private Maintained Road

Middle Or Junior School: Eustis Middle

Road Surface Type: Asphalt

Elementary School: Eustis Elem

High School: Eustis High School

Property Features

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Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo

Appliances: Dryer, Range, Refrigerator, Washer

Flooring: Ceramic Tile, Hardwood, Laminate, Tile

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Patio And Porch Features: Deck, Rear Porch, Screened, Side Porch

Waterfront YN: Yes

Waterfront Features: Lake Front

Fireplace YN: Yes

Fireplace Features: Family Room, Wood Burning

Parking Features: Boat, Covered, Driveway, Guest, Open, Oversized

Carport YN: Yes

Carport Spaces: 1

Exterior Features: Private Yard, Sidewalk, Storage

Fencing: Chain Link

Roof: Shingle

Architectural Style: Florida

Utilities: Electricity Connected, Private

Vegetation: Mature Landscaping, Oak Trees, Wooded

View: Water

Water Source: Private, Well

Sewer: Septic Tank

Cooling: Central Air

Heating: Central, Electric

Furnished: Unfurnished

Lot Features: Cleared, Flag Lot, Gentle Sloping, In County, Landscaped, Private, Sloped

Property Details

Subdivision Name: NONE

Parcel Number: 02-19-27-0002-000-00500

Levels: One

Direction Faces: South

Number Of Lots: 1

Foundation Details: Slab

Construction Materials: Block

Listing Terms: Cash, Conventional, FHA

Property Condition: Completed

Fees&Taxes

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THE STANDARD OF EXCELLENCE

Tax Year: 2025

Tax Annual Amount: $2,687

Tax Legal Description: THE WEST 1/2 OF GOVERNMENT LOT 4--LESS WEST 165 FEET--WEST 15 FEET OF THE EAST 1/2 OF GOVERNMENT LOT 4 ALL IN SECTION 2 TOWNSHIP 19 SOUTH RANGE 27 EAST, THE WEST 15 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35 TOWNSHIP 18 SOUTH RANGE 27 EAST ORB 4970 PG 1525 ORB 6581 PG 691

Rooms

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Room type	Dimensions	Level	Length	Width
Family Room	13x19	First	19	13
Dining Room	8x13	First	13	8
Kitchen	8x10	First	10	8
Den	15x11	First	11	15
Primary Bedroom	19x10	First	10	19
Bathroom 1	11x10	First	10	11
Bathroom 3	15x9	First	9	15
Laundry	10x8	First	8	10
Bathroom 1	9.5x6	First	6	9.5
Bathroom 2	8.5x7	First	7	8.5
Balcony/Porch/Lanai	10x20	First	20	10

Amenities & Features

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THE STANDARD OF EXCELLENCE

Waterfront available: Yes

AttachedGarageYN: No

PoolPrivateYN: No

ExteriorFeatures: Private Yard, Sidewalk, Storage

Features: Ceiling Fans(s), Family Room, Living Room/Dining Room Combo, Wood Burning

GarageYN: No

FireplaceYN: Yes

Cooling: Central Air

Utilities: Electricity Connected, Private

Amenities: Dryer, Range, Refrigerator, Washer

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block

Parking: Boat, Covered, Driveway, Guest, Open, Oversized

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Yard

Showing Requirements: Sentri Lock Box, Appointment Only, Call Listing Agent, Listing Agent Must Accompany, Locked Gate

Occupant Type: Owner

Other Structures: Shed(s)

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