



**T3382280 BERNADETTE DR., ZEPHYRHILLS, FL 33541**



**County:** Pasco  
**Subdiv:**  
**Style:** Unimproved Land  
**On Market Date:** 06/23/2022  
**Total Acreage:** 2 to less than 5  
**Price Per Acre:** \$251,263.00  
**For Lease:** No  
**Flood Zone Code:** A

**Status:** Active  
**List Price:** \$995,000  
**Special Sale:** None  
**ADOM:** 0  
**CDOM:** 0  
**Pets:** Yes

LAKE FRONT DEVELOPMENT OPPORTUNITY IN GOLF COURSE COMMUNITY. Lake Bernadette is located in Pasco County Florida where the Planning Development and Zoning Departments are builder friendly. Being offered are two parcels totaling 3.96 acres with approximately 700 feet of lake front with spectacular views. Current zoning is MPUD and R-3. Maximum possible gross density, 5.8 dwelling units per acre, except duplexes (11.6 dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification. This community has an outstanding golf course designed by Dean Refram, tennis courts, basketball courts, parks and playgrounds.

**Land, Site, and Tax Information**

**Legal Desc:** COM AT NW COR OF LOT 93 LAKE BERNADETTE GARDENS PHASE I PB 15 PGS 113-117 FOR POB TH S06DG 51' 15"W(S06DG54'40"WPER SAID PLAT) ALG WLY BDY OF SAID LOT 93 279.92(280FT PER PLAT) TO SW COR OF LOT 93 TH S07DG 53' 46"E(S07DG43'00"E PER OR 1525 PG 1561) 125.85 FT TH S70DG 02' 39"W 58.05 FT TH S50DG 49' 31"W 81.17 FT TH S34DG 08' 25"W 67.32 FT TH S41DG 26' 46"W 172.61 FT TH S76DG 35' 55"W 71.26 FT TH N59DG 05' 14"W 85.82 FT TH S62DG 58' 28"W 106.09 FT TH N30DG 37' 29"W 33.45 FT TH N56DG 49' 32"E 121.38 FT TH N30DG 00' 12"E 240.45 FT TH N35DG 36' 23"E 156.58 FT TH N59DG 32' 59"E 203.93 FT TH N04DG 44' 09"E 85.96 FT TH N36DG 34' 12"E 74.25 FT TO POB OR 4673 PG 1464 and LAKE BERNADETTE GARDENS PHASE 1 PB 15 PGS 113-117 LOT 93 PAAB-79 & 82 OR 4673 PG 1464

**SE/TP/RG:** 8-26-21  
**Subdivision #:**  
**Tax ID:** [21-26-08-0000-00800-0000](#)  
**Taxes:** \$1,389  
**Homestead:**  
**AG Exemption YN:**  
**Add Parcel:** Yes  
**Ownership:** Fee Simple  
**Book/Page:** 15-113-117

**Lot Dimensions:** irregular  
**Water Frontage:**No  
**Water Access:** No  
**Utilities:** Cable Available, Electricity Available, Sewer Nearby, Water Nearby  
**Water:** None, Public  
**Sewer:** None, Public Sewer  
**Horse Amenities:**

**Zoning:** MPUD  
**Future Land Use:**  
**Zoning Comp:** Yes  
**Tax Year:** 2021  
**Annual CDD Fee:**

**Block/Parcel:** 1  
**Front Footage:** 145  
**Front Exposure:** North  
**Lot #:** 93  
**Other Exemptions:**

**Additional Tax IDs:**08-26-21-0030-00000-0930  
**Complex/Comm Name:**  
**Land Lease Fee:**  
**Lot Size Acres:** 3.96  
**Waterfront Ft:** 880  
**Water Name:** LAKE BERNADETTE

**Lot Size:** 172,498 SqFt / 16,026 SqM

**Road Surface Type:** Asphalt

**Community Information**

**HOA / Comm Assn:** Yes  
**Assn/Manager Name:** Denise Schek - General Manager  
**Assn/Manager Phone:**  
**Master Assn/Name:** Yes / Lake Bernadette HOA  
**Elementary School:** [New River Elementary](#)

**HOA Fee:** \$122  
**HOA Pmt Sched:** Quarterly  
**Assn/Manager Email:** dschek@greenacre.com  
**Assn/Manager URL:** www.lakebernadettehoa.com  
**Master Assn Fee:** \$122.00 / Quarterly  
**Middle School:** [Raymond B Stewart](#)  
**Middle-PO:**

**Mo Maint\$(add HOA):**  
**Master Assn Ph:**  
**High School:** [Zephyrhills High School-PO](#)

**Realtor Information**

**List Agent:** [Christopher Cracchiolo](#)  
**E-mail:** [Chris@prestigetampabay.com](mailto:Chris@prestigetampabay.com)  
**Office:** [PRESTIGE REALTY OF TAMPA BAY](#)  
**Original Price:** \$995,000  
**Previous Price:**  
**Owner:** OWNER OF RECORD  
**Listing Service Type:** Full Service  
**Single Agent:** 2.5%  
**Dual Variable Compensation YN:**Yes  
**Showing Instructions:** Use ShowingTime Button  
**Driving Directions:** From HWY 54 and Golf Links Blvd go north on Golf Links Blvd. Right on Janine Dr. Left of Bernadette Dr. Lots on the left next to the park.

**List Agent ID:** 261554250  
**List Agent Fax:** 813-333-2914  
**Office Fax:**  
**Price Change:**  
**Owner Phone:**  
**Bonus:**  
**Non-Rep:** 2.5%  
**Distribute To:** Homes.com, HomeSnap, International MLS, Realtor.com

**List Agent Direct:** 813-336-1581  
**List Agent Cell:** 813-336-1581  
**Office ID:** 261557383  
**Office Phone:** 813-336-1581  
**Expiration Date:** 06/23/2023  
**Listing Type:** Exclusive Agency  
**Bonus Exp Date:**  
**Trans Broker:** 2.5%

**Seller's Preferred Closing Agent**

**Closing Agent Name:**  
**Email:**  
**Address:** , Florida  
**Closing Company Name:**

**Phone:**  
**Fax:**

MLS# PType-County	Change Type Y Dt	List Price/ Sold Price	Address City	Beds SqFt	List Date Tax ID	Zip Code	Current List Office List Agt
<a href="#">T3382280</a> LAND-Pasco	NEW, 06/23/2022	\$995,000	BERNADETTE DR. ZEPHYRHILLS		06/23/2022 21-26-08-0000-00800-0000	33541	PRESTIGE REALTY OF TAMPA BAY Christopher Cracchiolo

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