

ZELLWOOD STATION

30 FUTURE HOME SITES



Zellwood, FL 32798

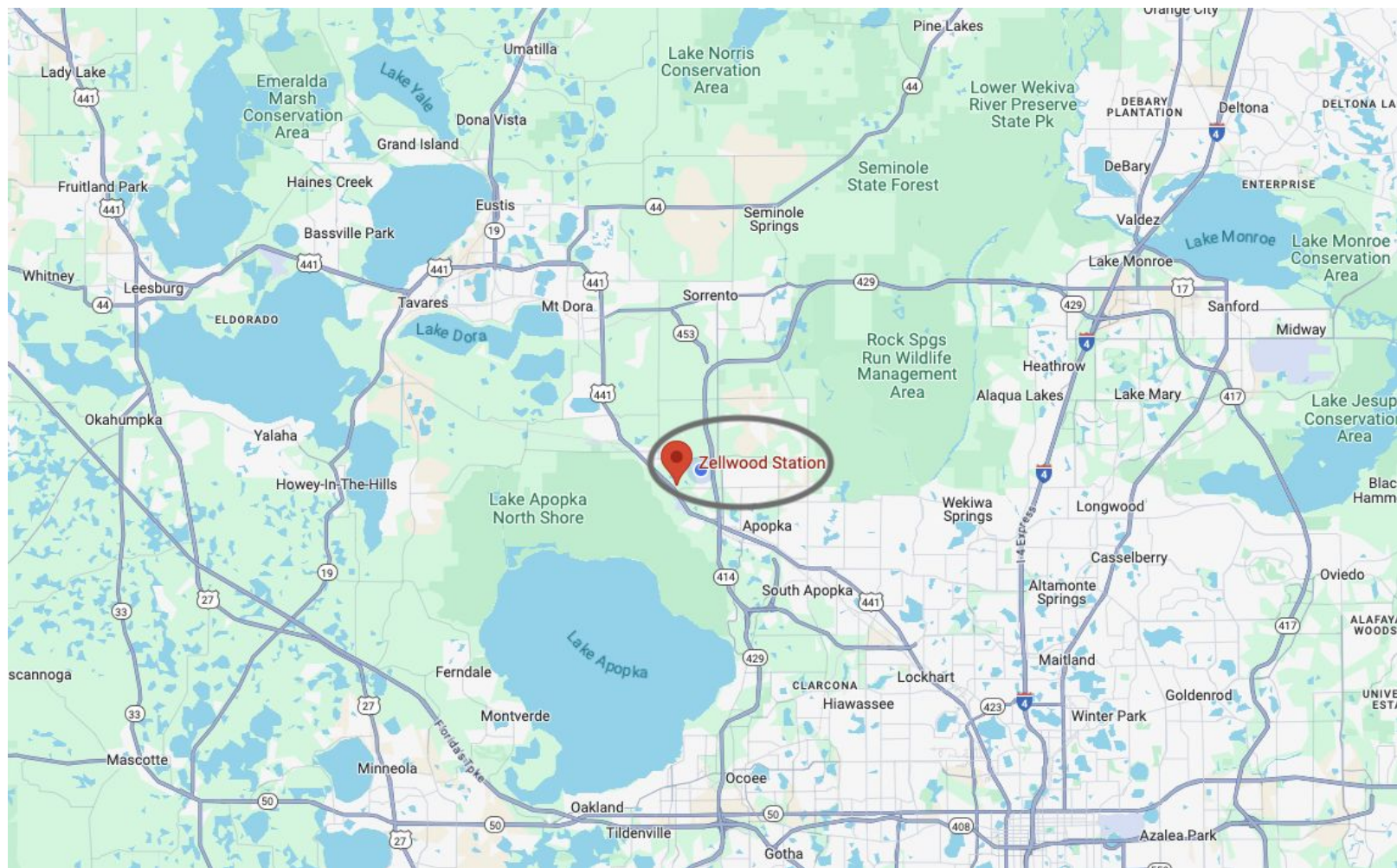
ZELLWOOD HOLDINGS INC.

Offering 30 Lots in Central Florida's Premier 55+ resident owned, 24-hour guard gated, golf course living, manufactured home community. It's active retirement living at it's best! Zellwood Station is located approximately 30 miles from downtown Orlando and just 2 miles from the 429 Expressway. This gives quick and easy access to downtown, the Orlando International Airport, Disney and Universal attractions, and much more. Zellwood is a quiet, yet growing area, tucked in the rolling hills of Northwest Orange County, but convenient to both Apopka and Mt Dora. Each town offers everything from great shopping, dining, medical facilities, churches and more.

Zellwood Station is a well-planned active 55+ community with an on-site restaurant and lounge, "The Whistle Stop" and a 72-par championship golf course. There are 4 pools, banquet facilities, work out rooms, a carpentry barn, plant house, tennis and pickleball courts, and tons of activities to participate in. There's always something to do! This "resort" spans over 800 acres with over 1,200 homes situated on tree-lined streets. It is a RESIDENT OWNED 55+ GOLFING COMMUNITY located between Apopka and Mt Dora. CO-OP, NO LOT RENT! HOA ONLY.

From the minute you pass through the gatehouse, you will be impressed, it's like entering your own small home town with huge trees telling you "welcome home neighbor!"





LOT FEATURES

UNDERGROUND POWER

Power is already installed in the community in above ground power boxes. Developers will need to install meter boxes for new homes. When homes are ready for power, Duke Energy runs an underground line from the existing power boxes and install a meter in the new meter box.

WATER

Zellwood Station has its own water department, "Zellwood Utilities." Sewer and water lines are already run to the lots. When construction begins, Zellwood Utilities install backflow preventers. Home installers responsible to run pipes from the home to the backflows.

SETBACK REQUIREMENTS

Orange County Setback Requirements:

- 15 ft from front line unless site is on cul de sac. Cul de sac lots reduced to 10 ft.
- 5 ft from sides and back property lines

NO LOT RENT, HOA OPTIONS

S-Corp or Lots Only sale influences HOA fees requirement

If Zellwood Holdings Inc. (S-Corp) is purchased with its 30 lot assets, per previous agreement with the Zellwood Station Co-Op, no HOA fee is required until lots are developed and sold. No voting rights for the ownership of the share are recognized.

If lots are purchased from Zellwood Holdings Inc and property records change ownership, seller will work with buyer to negotiate HOA requirements until lots are developed and sold and new home purchasers take responsibility. 2025 fees are \$415 per lot.

ORANGE COUNTY IMPACT FEES

<https://www.orangecountyfl.net/permits/licenses/permits/impactfeesataglance.aspx>

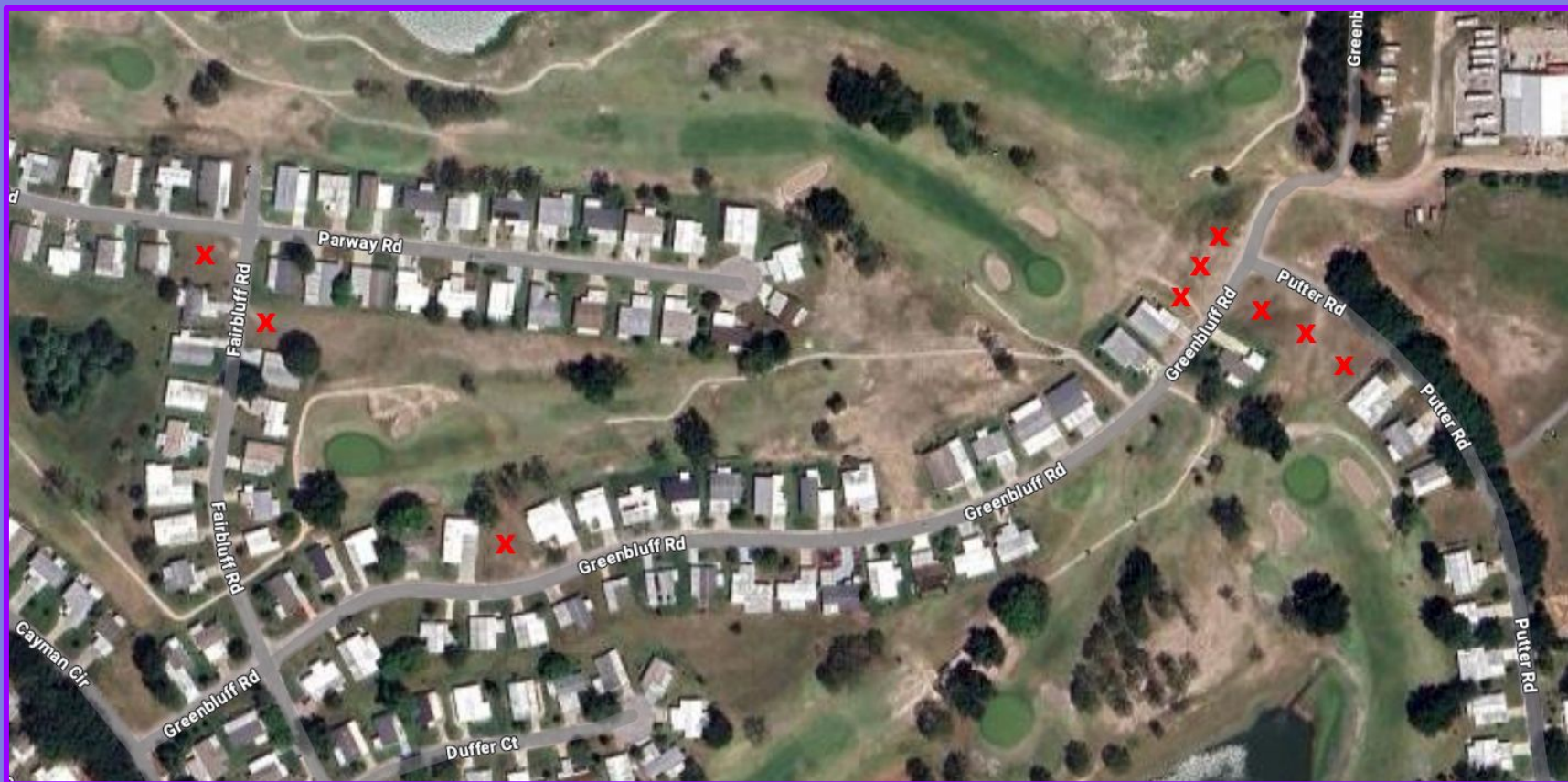
FIRE / RESCUE \$431

LAW ENFORCEMENT \$294

PARKS AND RECREATION \$1603

SCHOOL IMPACT \$0 (55+ community)

TRANSPORTATION \$4094.81











MULTI PROPERTY (30 LOTS) PRICING

Retail individually sold at \$40,000

Orange County \$32,670 assessed value per lot

Offering at \$26,000 per lot w/30 lot purchase

PLOT #	ADDRESS	ORANGE COUNTY PROPERTY PLOT MAP	FEATURE	LENGTH	STREET WIDTH	BACK WIDTH
1899	4105 Greenbluff Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501899	Golf Course 7th Hole	86'	65.01'	75'
1898	4109 Greenbluff Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501898	Golf Course 7th Hole	86'	64.91'	75'
1896	4117 Greenbluff Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501896	Golf Course 7th Hole	86'	62.17'	78'
1882	2730 Lake Grassmere Cir	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501882	Golf Course 8th Hole	86'	73.52'	69'
1600	2534 Putter Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501600	Golf Course 16th Hole	86'	76.1'	66'
1354	3706 Parway Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501354	Faces Golf Course	86'	70'	70'
1335	3934 Parway Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501335	Golf Course 18th Hole	86'	75.1'	65'
1334	3942 Parway Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501334	Golf Course 18th Hole	86'	75.1'	65'
1320	3919 Parway Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501320	Golf Course 10th Hole	86'	66'	74'
1319	3911 Parway Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501319	Golf Course 10th Hole	86'	66'	74'
1146	2557 Fairbluff Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501146	Golf Course 17th Hole	86'	70'	70'
1135	3428 Greenbluff Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501135	Golf Course 17th Hole	86'	86'	63'
1119	3492 Greenbluff Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501119	Golf Course 3rd and 11th Hole	86'	74'	66'
1118	3496 Greenbluff Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501118	Golf Course 3rd and 11th Hole	86'	74'	66'
1117	3502 Greenbluff Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501117	Golf Course 3rd and 11th Hole	86'	74'	66'

PLOT #	STREET ADDRESS	ORANGE COUNTY PROPERTY PLOT MAP	FEATURE	LENGTH	STREET WIDTH	BACK WIDTH
1003	3491 Greenbluff Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501003	Oversized Corner Lot	87'	86'	86'
1002	2542 Putter Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982501002	Golf Course 16th Hole	86'	76'	67'
911	2727 Lake Grassmere Circle	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982500911	Neighborhood	86'	76'	66'
892	2709 Lake Grassmere Court	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982500892	Neighborhood, Culdesac	86'	0'	0'
816	3951 Greenbluff Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982500816	Golf Course 6th Hole	86'	70'	70'
815	3955 Greenbluff Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982500815	Golf Course 6th Hole	86'	70'	70'
814	3959 Greenbluff Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982500814	Golf Course 6th Hole	86'	70'	70'
813	3963 Greenbluff Rd	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982500813	Golf Course 6th Hole	86'	70'	70'
781	4150 Greenbluff Court	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982500781	Corner Lot w ¼ view of GC	86'	65'	79'
776	4130 Greenbluff Court	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982500776	Golf Course 7th Hole	86'	87	53'
731	3907 Cohen Dr	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982500731	Neighborhood, Corner Lot	94'	70'	57'
698	3838 N Citrus Circle	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982500698	Neighborhood, Corner Lot	91'	58'	74'
681	4030 N Citrus Circle	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982500681	Neighborhood	86'	74'	66'
521	3749 N Citrus Circle	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982500521	Neighborhood	86'	74'	66'
239	3843 N Citrus Circle	https://vgispublic.ocpafll.org/webmapjs/?pid=272025982500239	Greenspace	94'	84'	59'