

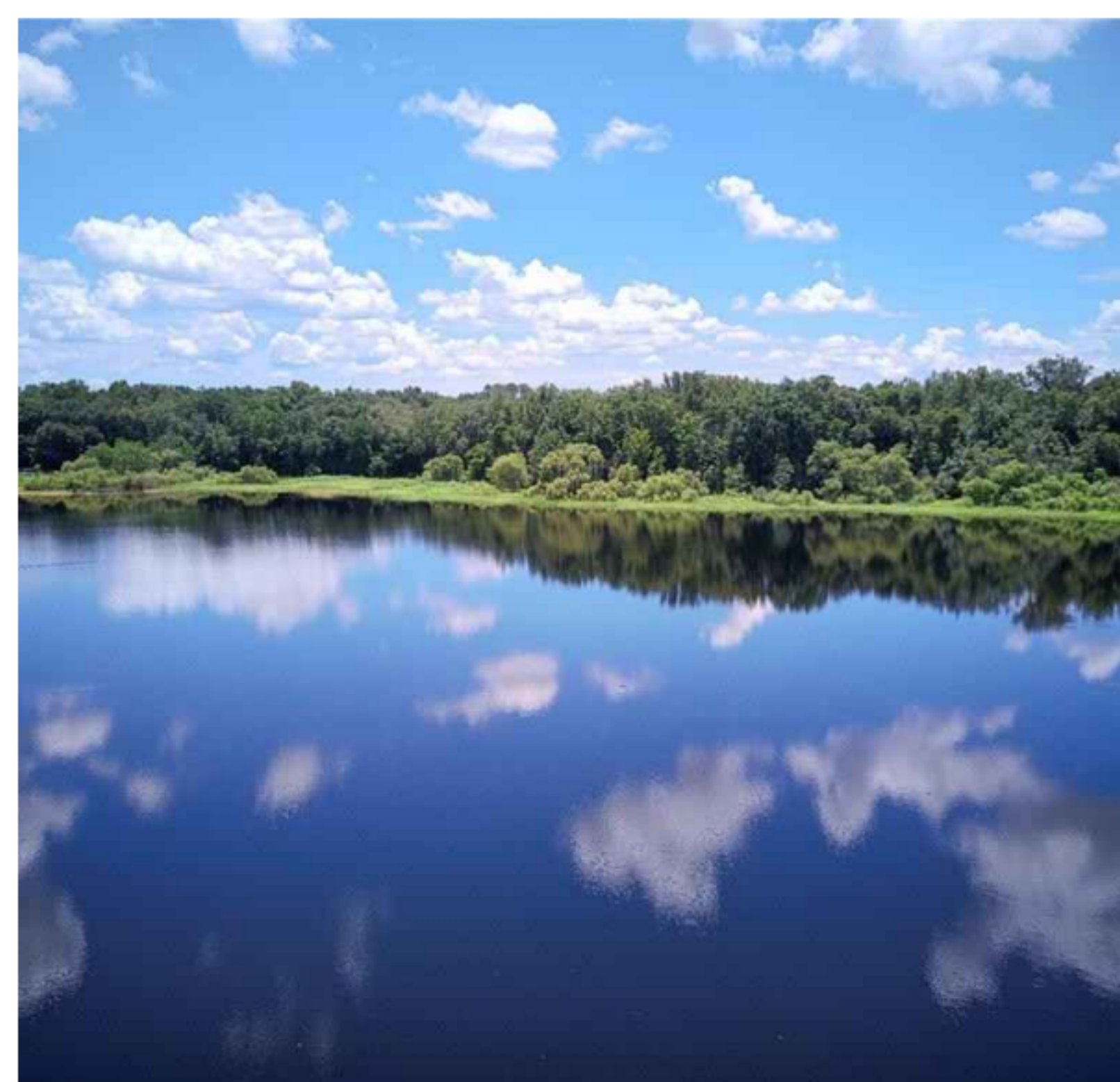
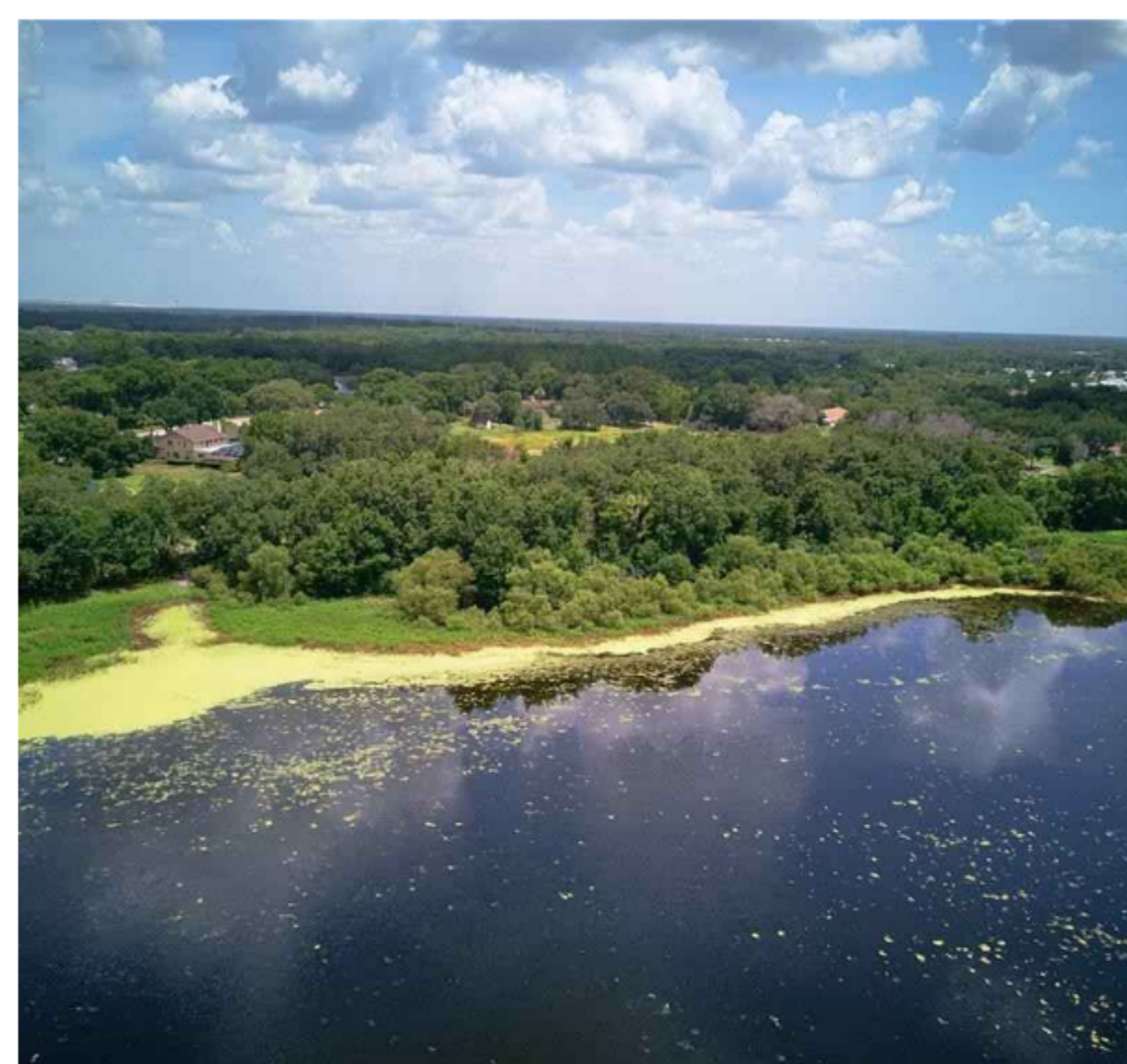
# BERNADETTE DR., ZEPHYRHILLS, FL 33541

3.96 ACRE LOT



## ABOUT THIS PROPERTY

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.



**3.96**  
ACRE LOT



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**AREA REPORT**

**CONVENIENT**

This home is in a **convenient** area. Some errands in this location require a car and most major services are within **2** miles.

- GYM 0.3 MI
- PHARMACY 0.5 MI
- MEDICAL 0.5 MI
- ATM 1.2 MI
- GAS 1.4 MI
- CLEANERS 2 MI
- COFFEE 2.7 MI
- MOVIE THEATER 3.2 MI



**SCHOOL REPORT**

**SCHOOLS IN YOUR AREA**

The assigned schools are **average** for the area. There are also **6** private schools and **2** charter schools within **5** miles.

- 3 RATING**  
**PK-5**  
 NEW RIVER ELEMENTARY SCHOOL  
 ASSIGNED
- 3 RATING**  
**6-8**  
 RAYMOND B. STEWART MIDDLE SCHOOL  
 ASSIGNED
- 3 RATING**  
**9-12**  
 ZEPHYRHILLS HIGH SCHOOL  
 ASSIGNED



**OUTDOOR REPORT**

**THE GREAT OUTDOORS**

This home is located near a variety of outdoor activities.

**POPULAR**

- GOLF COURSE  
LINKS OF LAKE BERNADETTE  
(0.3 MILES)
- PARK  
HILLSBOROUGH RIVER STATE PARK  
(6.2 MILES)



**FOOD REPORT**

**NEIGHBORHOOD EATS**

This home is located near **26** moderately priced restaurants and has an **average** variety of cuisines.

**BY CATEGORY**

- |                   |                             |
|-------------------|-----------------------------|
| AMERICAN ..... 7  | ITALIAN ..... 1             |
| FAST FOOD ..... 4 | INTERNATIONAL ..... 1       |
| MEXICAN ..... 4   | CAFES ..... 1               |
| PIZZA ..... 3     | COFFEE AND TEA HOUSES ... 1 |
| ASIAN ..... 2     | OTHER ..... 4               |
| SUSHI ..... 1     |                             |

