

**Vacant Land Active 1100060** **141 Spoonbill Court, Poinciana, FL 34759** Agent Display **\$45,000**  
**Area: 99 - Other County: Polk**



**List Price:** \$45,000 **List** 6.08 **Maint Fee:** 0  
**Sub-Type:** Single Family **Price/SqFt:** **Maint Fee** N/A  
 Lot **List** \$264,705.88 **Paid:**  
**Acreage:** 0.17 **Price/Acre:** **Tax ID:** 28-27- 35-934560-  
**Franchise Opt** No **Road** 74 **277140**  
**In:** **Frontage:** **Tax Year:** 2021  
**Lot Size:** 74 x 100 **Subdivision:** Other **Taxes:** \$245.25  
**Lot SqFt:** 7,400  
**Directions:** From Cypress Pkwy, S on Marigold Ave, R on Sheldrake Rd, Pass Spoonbill Dr, then Left on Spoonbill Ct; Lot on Left.  
**Virtual Tour:**

**Land Type-Res:** Cleared

**Special Conditions:** Agent Owned  
**Streets:** Asphalt

**Remarks:** Cleared, vacant lot in the established neighborhood of Poinciana. Near the Lake Marion Creek Wildlife Management Area.

**Agent Info:** Owner is a licensed FL RE Broker operating during business hours; excludes weekends and holidays. Proof of funds required. Seller has not personally viewed lot and does not warrant condition. Information on listing is deemed reliable but should be independently verified.

**Showing Instructions:** Go Show Vacant lot; go show

**Legal:** POINCIANA NEIGHBORHOOD 6 SOUTH VILLAGE 3 PB 54 PGS 43/49 BLK 277 LOT 14

**Survey:** Phase 1 Envrmt Complete:

**Foreign Seller:** No

**Dispute Res:**

<b>Listing Office:</b> EXP Realty LLC o10255	<b>Listing Member:</b> Jeanne Fish, CCIM	<b>Co-listing Member:</b>
<b>Address:</b> 555 W Granada Blvd Unit A6 Ormond Beach, FL 32174	<b>Primary Phone:</b> 386-527-1863	<b>Primary Phone:</b>
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<b>Email:</b> fl.broker@exprealty.net	<b>Email:</b> <a href="mailto:jeanne.fish@exprealty.com">jeanne.fish@exprealty.com</a>	<b>Email:</b>

<b>Listing Date:</b> 08/05/2022	<b>List Type:</b> Exclusive Right of Sale	<b>Type:</b> Regular
<b>Expiration Date:</b> 08/04/2023	<b>Sub:</b> 0%	<b>Original List Price:</b> \$50,000
<b>Fallthrough Date:</b> 10/03/2022	<b>Buyer:</b> 2%	<b>NRR:</b> 0%
<b>Status Change Date:</b> 10/03/2022	<b>Transaction:</b> 2%	
<b>Sellers Preferred Escrow</b> DLP Closing Services	<b>NRR Req:</b> No	
<b>Agent:</b> LLC		

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