



Lake Weir Paradise!

12730 E Hwy 25, Ocklawaha, FL 32179

Offered at: \$1,950,000



Exclusively Listed By:



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Lake Weir Paradise!

Big Lake Weir, north shore Paradise only 15 min. north to Ocala or 15 min. to The Villages! Indulge in this 2.45 Acre private, gated lakefront estate with 160 ft of soft white sand beach. 5 BR/5.5 bath, 3,946 SF Main home was classically and tastefully renovated with features that are impressive throughout with unparalleled quality construction, state of the art amenities and stunning interiors. Enjoy the sunrises and sunsets over the lake on the huge back porch or move on to the class A boat-cabana house over the water. There is nothing like enjoying a delicious dinner at one of the lakeside restaurants by boat after a day of water activities right in your own backyard or just a day reading in the hammock. Covered walkway leads from main home to 1 BR/1 Bath cottage/guest house with full kitchen, living area, bath, sunroom, and the 3-car garage. Additional two cars accommodated in tasteful, detached, covered parking next to main home. This private estate is the ultimate dream – see attached detailed feature list. Additional possibilities include R-3 zoning/8 dwelling units per acre.

Property Website:

<https://opulent-rem.aryeo.com/sites/12730-co-rd-25-ocklawaha-fl-32179-7551271/branded>

MLS#G5078009

Executive Summary

- New gas water heater in cottage 2020
- New electric water heater main house 2020
- Built-in ice maker and under counter fridge
- New dishwasher 2020
- New gate operator 2023
- Three smart thermostats that can be controlled anywhere and restricted for guests/kids (“ecobee”)
- WiFi light switches for all exterior lights, controllable anywhere
- WiFi water heater switches installed for energy savings/scheduling
- Complete Ring Alarm System connected to wired system for the best of both worlds (convenience/monitoring/reliability)
- All toilets replaced in 2022 for water savings and reliability
- New HVAC 2021 (2 units)
- Dock boards replaced 2020
- WiFi controllable sprinkler system
- 6 inch well over 600 feet deep into 3rd aquifer, 500 gallon ballast tank
- Septic system fully inspected 2023 and confirmed no bio-mat build up
- Outdoor fountain
- Outdoor shower installed and two outdoor foot wash locations to keep sand out of the house
- 50 amp RV connection
- Decked storage in garage attic
- Decked storage in house attic second floor
- Multi-zone ceiling stereo speakers in living room and kitchen
- 4 speaker bluetooth stereo system at cabana boat house
- Built in seating and tables at cabana boat house
- 3 hanging chair attachments and 4 different hammock locations
- Covered storage area behind garage
- 100 gallon propane tank for gas stovetop and fireplace
- Standing seam metal roof. (Far superior to riveted style metal roofs that are so common these days)
- Motion activated flood lights around entire house and security cameras
- 2 fully controllable remote view PTZ cameras one covers front and other covers lake side
- Seller would consider selling furnished
- This beautiful home has been a successful vacation rental since June 2020
- Seller willing to transfer bookings to new owner, even possibly managing for them for a fee
- 2020 income \$44,054
- 2021 income \$118,799
- 2022 income \$123,788
- 2023 income \$107,348

Photos



Exterior Photos



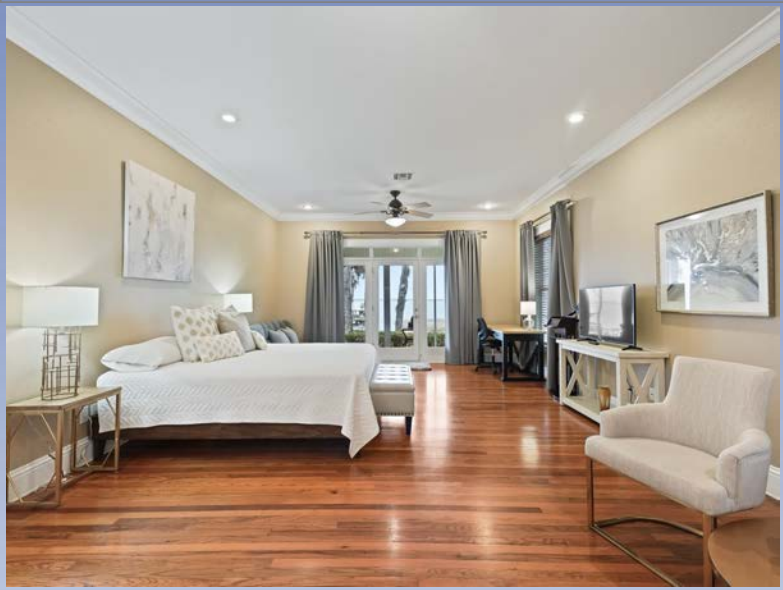
Exterior Photos



Interior Photos



Interior Photos



Interior Photos



Cottage | Guest Home

