

## 44 Crawford Drive, Lake Placid, Florida 33852

Listing

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### 44 Crawford Dr Lake Placid 33852

**MLS#:** 315885      **Status:** Active      **DOM:** 10      **Price:** \$2,299,000  
**PType:** Multi-Unit Investment      **SubType:** Other



**MLS#:** 315885      **List Price:** \$2,299,000  
**Status:** Active      **Taxes:** \$7,977/2024  
**County:** Highlands      **Yr Built:** 1940  
**Lot Front:** 209      **Lot Width:** 875  
**Lot Sz SF:** 167,864      **Lot Size Ac:** 3.85  
**Beds:** 44      **Baths:** 29  
**Neighborhood:** 2120.000 - MHP RENTAL  
**Zoning:** R1      **Boat Slip:** Yes/\$150  
**Condition:** Excellent

#### Unit Information

Type	Rent	Beds	Bths	Liv SqFt	Tot SqFt	Occpnt	Type	Rent	Beds	Bths	Liv SqFt	Tot SqFt	Occpnt
3 Bed	\$1,800	3	2				2 Bed	\$1,300	2	1			
Unit 10	\$1,500	3	2				Unit 9	\$1,500	3	2			
Unit 8	\$1,500	3	2				Unit 7	\$1,500	3	2			
Unit 6	\$1,500	3	2				Unit 5	\$1,500	3	2			
Unit 4	\$1,500	3	2				Unit 3	\$1,500	3	2			
Unit 2	\$1,500	3	2	1,000		Vac	Unit 1	\$1,500	3	2	1,000	1,200	Vac

#### Property Information

<b>Design:</b>	Single Story	<b>Electric:</b>	Duke Energy
<b>Heating:</b>	Central Electric, Wall Unit	<b>Sewer:</b>	No/Septic System
<b>Cooling:</b>	Central Electric, One Plus Wall Unit	<b>Water:</b>	Private Well
<b>View:</b>	Lake	<b>Windows:</b>	Jalousie, Single Hung, Thermopane
<b>Utility:</b>		<b>Roof:</b>	Metal, Other
<b>Pool:</b>	None	<b>Roof Info:</b>	
<b>Stage Cnst:</b>	New / Never Occupied	<b>Parking:</b>	
<b>Financing:</b>	Cash, Conventional	<b>Const:</b>	Frame, Metal, Metal Frame
<b>Misc:</b>	Handicap Access	<b>Floors:</b>	Vinyl Plank, Wood Laminate
<b>Sp Cond:</b>	None	<b>Closing:</b>	Possession At Closing
<b>Restrictions:</b>	Boats w Motors Allowed on Water	<b>Permit:</b>	
<b>Interior:</b>	Blinds, Drapes, Vaulted Ceilings		
<b>Recreation (Fees May Apply):</b>	Water sports		

#### Remarks

**Remarks:** Mobile Home Park Income Opportunity. 13 Brand New Modular Homes, all 3-bed, 2-bath over 1,000 sq. ft. ea. and 2 Single Family Homes, a 2 Bed 1 bath cabin over 900 sq. ft and a 3 bed 2 bath house over with wheel chair access and 1,400 sq. ft. directly on the lake. Everyone in the park has lake access with a community boat ramp, docks and trailer storage area. So much potential with 3.69 Acres and at least an acre or more of cleared land right on the waterfront with additional potential for more income. Location is everything, this is the 5th largest lake in Florida and a well-known tournament bass fishing lake by fisherman all over the world. You can do all monthly or a combination of Airbnb, weekly, 6 months or yearly rentals. Just imagine the possibilities. Many of these come furnished and are just now being rented. Each home has its own brand-new meter, new AC and appliances. It took 2 years to complete the project. The entire Mobile Home Park was completely updated with brand new Duke Energy meters. All brand-new septic systems for the entire park. The park needs no work all permits are closed. Start renting immediately. This is on the West side of the lake in Lake Placid which is close to grocery stores and restaurants. Turn this into a money-making fish camp that your customers will come back to year after year or live there renting full time. This is a rare opportunity for almost 4 acres acres on Lake Istokpoga zoned for manufactured homes on rented lot spaces and including R1 for single family home. Call to Schedule, appointments only. There is a short canal and boat ramp on the property and plenty of space for rent boat trailer parking or RV parking. Lakefront land zoned for Modular homes R1 is hard to find. Don't miss this opportunity. 3 Bed/2bath Modular Homes are renting for \$1,500 a month. Homes rents for \$1,600 to \$2200 a month depending on time of year Airbnb vs rental. Once in charge you set prices or additions for what makes sense for your business plan.

**Directions:** US 27 South from Sebring to Lake Placid South to CR 621 go East to left on Washington to right on Nichele Blvd. to Left on Highlands Lake Dr to Right on 44 Crawford Dr.

**Spcl Rmrk:** Total 15 Rental Units, 13 Modular 3 bed 2 Bath Homes, plus 2 Houses. Income projection available. New owner can set prices and rules. This project was two years in the making. All new septic systems. Call or schedule showing to your investors to get all the details. Listing agent must be present during all showings.

#### Miscellaneous

**Owner:** Red Sea Usa Llc

**Prop ID:** C-27-36-30-A00-0010-0000

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**Legal:** S 209 FT OF N 1039.68 FT OF NW 1/4 27-36-30/1 2.74 ACRES M/L  
**Show:** Appointment Only, Call Listing Agent, Lockbox, **DOR:** 12 - Mixed Use  
 Use Showing Time

**Addl Prcl:** **Cond Rpt:** No **List Date:** 06/20/2025  
**Closing:** Possession At Closing **Financing:** No  
 Cash, Conventional

#### List Agent/Office Information

<b>List Agent:</b> <a href="mailto:Cheryl Oxsalida_cheryloxsalida@gmail.com">Cheryl Oxsalida_cheryloxsalida@gmail.com</a>	<b>Phone:</b> 863-214-3663	<b>Cell:</b> 863-214-3663
<b>List Office:</b> <a href="#">Paradise Real Estate International LLC</a>	<b>Phone:</b> 863-272-7540	<b>Ofc Fax:</b>
<b>Agency:</b> Exclusive Right of Sale	<b>Occupant:</b> Vacant	<b>FSRC:</b>
<b>Esc Name:</b> LP Title Co 137 Tower Street Lake Placid, Florida 33852	<b>Esc Email:</b> Trisha Barnhart <a href="mailto:trisha@lptitleco.com">trisha@lptitleco.com</a>	<b>Esc Phone:</b> 863.659.4109

Cheryl Oxsalida

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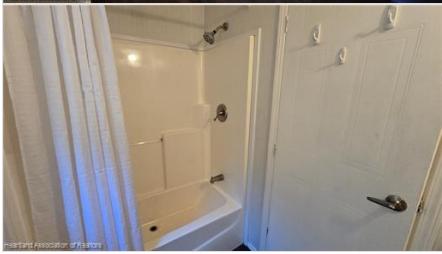
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#### Photos





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