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Cross Property 360 Property View

216 BOUGAINVILLE DRIVE, INDIAN LAKE ESTATES, Florida 33855

Listing

06312934 216 BOUGAINVILLE DR, INDIAN LAKE ESTATES, FL 33855



County: Polk
Subdiv: INDIAN LAKE ESTATES
Subdiv/Condo:
Style: Residential
On Market Date: 05/27/2025
Total Acreage: 1/2 to less than 1
Price Per Acre: \$37,000.00
For Lease: No
Flood Zone Code: X

Status: Active
List Price: \$18,500
Designated Builder: No
Special Sale: None
ADOM: 199
CDOM: 199
Pets: Yes

READY FOR YOUR NEW INVESTMENT? Come build your forever home on this one-half-acre lot located in the lake community of Indian Lake Estates, a golfing, fishing, and boating community in the center of Florida. If you want to enjoy Florida living at its best, this is where you want to invest! Indian Lake Estates is about 20 miles east of Lake Wales. The community surrounds the 7, 500 acre lake locally known as Lake Walk In Water, nationally known for its fishing and considered to be one of the best bass fishing lakes in all of Florida. The lake has a beach, boat ramp, boat marina, and the longest freshwater fishing pier in the State of Florida. The pavilion is located at the front of the pier and is complete with propane grills and covered picnic tables. The community amenities include an 18-hole golf course, basketball and tennis courts, 23, 000 sq. ft. clubhouse, cafe, post office, churches, library, fitness room, and pro shop. If you love nature and the peace and quiet of the country you're in luck. Wildlife is plentiful! You will see deer, raccoon, turkey, turtles, cranes, and various species of birds that call Indian Lake Estates their home. Orlando and Disney is only about an hour's drive north and Tampa, Busch Gardens, and the Gulf's pristine beaches are only a little over an hour west. Live the country life, and experience the tranquility, but never be more than an hour away from it all. AMAZING VACANT LOTS IN FLORIDA, GOLF AND FISHING LAKE

Land, Site, and Tax Information

Legal Desc: INDIAN LAKE EST UNIT 1 PB 39 PG 1 BLK 71 LOT 8
SE/TP/RG: 05-31-30
Subdivision #:
Between US 1 & River:
Tax ID: [30-31-05-994000-007108](#)
Taxes: \$120
Homestead:
AG Exemption YN:
Alt Key/Folio #: 303105994000007108
Add Parcel: No
Ownership: Other
Book/Page: 39-1
Lot Dimensions: 100x218
Water Frontage: No
Utilities: Other
Sewer: Septic Needed
Horse Amenities:

Zoning: PUD
Future Land Use:
Zoning Comp:
Tax Year: 2024
Annual CDD Fee:

Block/Parcel: 71
Front Footage: 21,802
Front Exposure:
Lot #: 8
Other Exemptions:

Additional Tax IDs:
Complex/Comm Name:
Land Lease Fee:
Lot Size Acres: 0.50

Development:
Subdiv/Condo:
Lot Size: 21,802 SqFt / 2,025 SqM

Road Surface Type: Asphalt, Gravel, Other

Community Information

HOA / Comm Assn: Yes
Assn/Manager Name: Indian Lakes Estates
Assn/Manager Phone:
Master Assn/Name: No

HOA Fee: \$375
HOA Pmt Sched: Annually
Assn/Manager Email:
Assn/Manager URL:
Master Assn Fee:

Mo Maint\$(add HOA):
Master Assn Ph:

Realtor Information

List Agent: [Angelica Diaz Zuluaga](#)
E-mail: anmadiz@gmail.com
Office: IAD FLORIDA LLC
Original Price: \$18,500
Previous Price:

List Agent ID: 261226605
List Agent Fax:
Office Fax:
Price Change:

List Agent Direct: 321-304-1154
List Agent Cell: 321-304-1154
Office ID: 279665421
Office Phone: 407-720-0020
Expiration Date: 05/27/2026
Delayed Distribution YN: No
Delayed Dist. Date:

Seller Representation: Single Agent
Owner: MAVINCO LLC
Listing Service Type: Full Service
Showing Instructions: Go Direct
Showing Considerations: No Sign
Driving Directions: GPS the best Way

Owner Phone:
Listing Type: Exclusive Agency

Seller's Preferred Closing Agent

Closing Agent Name: Priscilla Miranda
Email: closings@landingtitle.com
Address: 8615 commodity orlando, Florida 32819
Closing Company Name: LANDING TITLE AGENCY INC.

Phone: 3212594445
Fax:

Owner Information

Owner:	Mavinco Llc	Owner (Alternate Format):	Mavinco Llc
Mailing Address:	1015 Griffin Rd Apt 217	Mailing City & State:	Lakeland FL
Mailing Zip:	33805	Mailing ZIP + 4:	2463
Mailing Carrier Route:	C067	Owner Occupied:	No

Location Information

Neighborhood Code:	220500.-220500.	Subdivision:	Indian Lake Estates
Subdivision #:	994000	Township:	31
Range:	30	Section:	05
Block:	71	Lot:	8
Property ZIP:	33855	Census Tract:	015600
Census Block:	02	Census Block Group:	2
Zoning:	PUD	Zoning Desc:	PLANNED UNIT DEV-PUD
School District Name:	Polk County SD	Map 1:	31-30-05
Map 2:	31-30-05	Spatial Flood Zone Code:	X
Spatial Flood Zone Date:	09/28/2012	Spatial Flood Panel:	12105C0800G

Tax Information

Folio/Strap/PID (1):	30-31-05-994000-007108	Folio/Strap/PID (2):	05-31-30-994000-007108
Folio/Strap/PID (3):	303105994000007108	Account Number:	53130000
Tax Area:	30000	Total Taxable Value:	\$9,900
Plat Book-Page:	39-1		
Legal Description:	INDIAN LAKE EST UNIT 1 PB 39 PG 1 BLK 71 LOT 8		

Assessment & Taxes

Assessment Year	2025	2024	2023
Just Value - Total	\$10,500	\$9,000	\$8,400
Just Value - Land	\$10,500	\$9,000	\$8,400
Assessed Value - Total	\$9,900	\$9,000	\$2,118
Assessed Value - Land		\$9,000	
YOY Assessed Change (\$)	\$900	\$6,882	
YOY Assessed Change (%)	10%	325%	
Tax Year	2024	2023	2022
Total Tax	\$119.51	\$64.36	\$44.47
Change (\$)	\$55	\$20	
Change (%)	86%	45%	

Characteristics

County Use:	Vacant Residential	State Land Use Desc:	RESIDENTIAL-VACANT-00
Land Use - CoreLogic:	Residential Lot	Lot Sq Ft:	21,802
Lot Acres:	0.501	Lot Frontage:	100
Lot Depth:	218		

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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Search Criteria

Status is 'Active'
 List Agent MUI is 539906574
 Co List Agent Key Numeric is 539906574
 Selected 1 of 14 results.

