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**Cross Property 360 Property View**

**409 S DIXIE AVENUE, FRUITLAND PARK, Florida 34731**

Listing

**06346470 409 S DIXIE AVE, FRUITLAND PARK, FL 34731**



**County:** Lake  
**Subdiv:** FRUITLAND PARK DREAM LAKE  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0  
**Pool:** None  
**Property Style:** Single Family Residence  
**Total Acreage:** 1/4 to less than 1/2  
**Minimum Lease Period:** No Minimum  
**Garage:** No **Attch:** **Spcs:**  
**Garage/Parking Features:**  
**Assigned Spcs:**  
**LP/SqFt:** \$171.88  
**Home Warranty Y/N:**No  
**New Construction:** No  
**Total Annual Assoc Fees:** \$0.00  
**Average Monthly Fees:** \$0.00  
**Flood Zone Code:**X

**Status:** Active  
**On Market Date:** 09/22/2025  
**List Price:** \$280,500  
**Year Built:** 1983  
**Special Sale:** None  
**ADOM:** 81  
**CDOM:** 81  
**Pets:**  
**Max Times per Yr:**  
**Carpport:** No **Spcs:**  
**Heated Area:**1,632 SqFt / 152 SqM  
**Total Area:** 1,632 SqFt / 152 SqM

Seller Says Sell It - Love it but short on Down Payment? RENT TO OWN is AVAILABLE - USDA ZONE. CLOSING COST ASSISTANCE FOR BUYERS! EXTRA BONUSES WHEN USING OUR PREFERRED LENDER AND REALTOR INCENTIVES! — COME NOW AND DISCOVER THIS GEM! Step into this stunning Ranch-style residence in the heart of Fruitland Park, Florida — fully renovated and truly move-in ready! This 3-bedroom, 2-bath home with approximately 1,632 sq ft blends the charm of original restored wood details with modern, high-end finishes to create a warm, elegant, and functional space. The home features a brand-new roof, a fully updated kitchen with new cabinets, countertops, and appliances, all-new flooring throughout, and fresh neutral-tone paint that brings brightness and a modern feel. Upon entering, you're welcomed by a spacious living room flooded with natural light from large windows. Restored wood accents highlight the home's classic ranch character, offering both authenticity and comfort. Two outdoor decks are true highlights: One, just off the main living area, perfect for BBQs, family gatherings, or enjoying Florida's sunshine. The second, directly off the primary bedroom, offers a private space to enjoy your morning coffee, peaceful reading time, or beautiful sunsets surrounded by nature. And there's more — a fully renovated basement provides flexible space for a guest bedroom, home office, meeting room, or entertainment area. This extra living area adds functionality and is perfect for today's lifestyle needs. The oversized lot is shaded by mature trees, offering privacy and a tranquil setting with views of the lake and surrounding greenery — your very own backyard oasis. Location is key: Just minutes from US-441 and US-27, you're close to Leesburg, The Villages, and Orlando. Outdoor lovers will appreciate nearby Lake Griffin State Park with access to kayaking, fishing, and hiking. Essential services, grocery stores, restaurants, and schools are all within easy reach. This move-in-ready home offers unbeatable value in Florida's dynamic real estate market. Its blend of renovated charm, modern upgrades, versatile layout, outdoor living, and prime location makes it the perfect choice for buyers seeking a turnkey home surrounded by nature yet close to everything.

**Land, Site, and Tax Information**

**Legal Desc:** FRUITLAND PARK DREAM LAKE THAT PART OF LOTS 15 16 17 DESCRIBED AS: BEG ON E'LY R/W OF OLD HWY 441 & S'LY LINE OF LOT 17 RUN N 0-55-50 W 150 FT S 75-22-15 E 173 FT TO DREAM LAKE RUN S'LY ALONG WATERS OF LAKE TO E'LY EXTENSION OF S'LY LINE OF LOT 17 S 76-36-40 W ALONG S'LY LINE OF LOT 17 TO POB--LESS RD R/W--PB 2 PG 39 ORB 3376 PG 687

**SE/TP/RG:** 09-19S-24E

**Subdivision #:**

**Between US 1 & River:**

**Tax ID:** [09-19-24-0500-000-01501](https://www.floridarevenue.com/Tax/09-19-24-0500-000-01501)

**Taxes:** \$2,971

**Homestead:** No

**Alt Key/Folio #:** 241909050000001501

**Zoning:** R-P

**Future Land Use:**

**No Drive Beach:**

**Zoning Comp:**

**Tax Year:** 2024

**AG Exemption YN:**

**Block/Parcel:** 000

**Front Exposure:** East

**Lot #:** 17

**Other Exemptions:**

**CDD:** No **Annual CDD Fee:**

**Complex/Comm Name:**

**Flood Zone Date:** 12/18/2012

**Floor #:**

**Census Block:** 3

**Bldg Name/#:**

**Flood Zone Panel:** 12069C0306E

**Planned Unit Dev:**

**Census Tract:** 030405

**Lot Size Acres:** 0.48

**Lot Size:** 20,880 SqFt / 1,940 SqM

**Water Name:** DREAM LAKE

**Ownership:** Fee Simple

**Flood Zone:** X

**Floors in Unit/Home:** Three Or More

**Book/Page:** 2-39

**Total # of Floors:** 3

**Land Lease Y/N:** No

**Land Lease Fee:**

**Lot Dimensions:** 116x180

**Water Frontage:**Yes-Lake Front

**Water Frontage Lengths (in feet):**

**Water Access:** Yes-Lake

**Water View:** Yes-Lake

**Interior Information**

**A/C:** Central Air

**Heat/Fuel:** Central

**Utilities:** Electricity Connected, Other, Public, Sewer Connected

**Sewer:** Septic Tank

**Water:** Public

**Fireplace:** Yes-Decorative

**Heated Area Source:** Public Records

**Appliances Incl:** Dishwasher, Microwave, Range, Refrigerator

**Flooring Covering:** Other

**Interior Feat:** Ceiling Fans(s), High Ceiling(s), Other, Walk-In Closet(s)

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	Second			Walk-in Closet	
Primary Bathroom	Second				

Bedroom 1	First	Built-in Closet
Bedroom 2	First	Built-in Closet
Bathroom 2	First	
Kitchen	First	
Living Room	First	
Basement	Basement	

### Exterior Information

**Ext Construction:** Other  
**Roof:** Shingle  
**Property Description:** High Rise  
**Ext Features:** Balcony, Other  
**Pool:** None  
**Pool Dimensions:**  
**Spa:** No  
**Pool Features:**  
**Patio And Porch Features:** Deck, Front Porch, Patio, Porch, Rear Porch  
**Foundation:** Basement, Other  
**Basement:** Finished, Interior Entry  
**Garage/Parking Features:**  
**Road Surface Type:** Other  
**Road Responsibility:** Private Maintained Road  
**Horse Amenities:**

**Garage Dim:**  
**Architectural Style:** Ranch

**Fencing:** Other

### Green Features

**Green Energy Generation:**  
**Green Energy Generation Y/N:** No

### Community Information

**HOA Pmt Sched:**  
**Master Assn/Name:** No  
**Condo Fee:**  
**Elementary School:** [Fruitland Park Elem](#)  
**Lease Restrictions:** No

**Mo Maint\$(add HOA):**

**Master Assn Fee:**

**Other Fee:**

**Middle School:** [Carver Middle](#)

**Master Assn Ph:**

**Housing for Older Per:** No

**High School:** [Leesburg High](#)

### Realtor Information

**List Agent:** [Angelica Diaz Zuluaga](#)  
**List Agent E-mail:** [anmadiz@gmail.com](mailto:anmadiz@gmail.com)

**List Agent ID:** 261226605  
**List Agent Fax:**

**List Agent Direct:** 321-304-1154  
**List Agent Cell:** 321-304-1154

**List Office:** [IAD FLORIDA LLC](#)  
**Original Price:** \$309,800  
**On Market Date:** 09/22/2025  
**Previous Price:** \$285,500

**List Office Fax:**

**Price Change:** 12/02/2025

**Call Center #:**  
**List Office ID:** 279665421  
**List Office Phone:** 407-720-0020  
**LP/SqFt:** \$171.88  
**Expiration Date:** 03/21/2026  
**Delayed Distribution YN:** No  
**Delayed Dist. Date:** 09/27/2025

**Seller Representation:** Single Agent  
**Occupant Type:** Vacant  
**Owner:** TOMA INVESTMENT SOLUTION AND OTHER  
**Financing Avail:** Cash, Conventional, Lease Option, Lease Purchase, Other

**Listing Service Type:** Full Service

**Owner Phone:**

**Listing Type:** Exclusive Agency

### Confidential Info:

**Showing Instructions:** Combination Lockbox, Lockbox, See Remarks, Use ShowingTime Button

### Showing Considerations:

**Driving Directions:** Use GPS for the most accurate directions. You will see the For Sale sign; turn right and follow the road until you reach the next sign. The property is not visible from the street.

**Realtor Remarks:** Please use the Florida "As Is" Residential Contract. Submit all offers to [angelica@sbgroupusa.com](mailto:angelica@sbgroupusa.com) and include a current pre-qualification letter (or proof of funds if cash). Best contact is text or email. See Showing Instructions: access via exterior stairs; lockbox is located on the basement door. Keys open the main entrance, which is the side door. Buyer/Agent to verify all measurements and information. Easy to show—thanks for showing!

### Seller's Preferred Closing Agent

**Closing Agent Name:** Priscila Miranda  
**Email:** [priscilla@landingtitle.com](mailto:priscilla@landingtitle.com)  
**Address:** , Florida  
**Closing Company Name:** LANDING TITLE AGENCY INC.

**Phone:**  
**Fax:**

Tax

### Owner Information

Owner:	<b>Toma Investment Solution Llc</b>	Owner 2:	<b>Florida Llc</b>
Mailing Address:	<b>935 S Atlantic Ave # 256</b>	Owner (Alternate Format):	<b>Toma Investment Solution Llc</b>
Mailing Zip:	<b>32118</b>	Mailing City & State:	<b>Daytona Beach Fl</b>
Mailing Carrier Route:	<b>C002</b>	Mailing ZIP + 4:	<b>4762</b>
		Owner Occupied:	<b>No</b>

### Location Information

Neighborhood:	<b>DREAM LAKE</b>	Neighborhood Code:	<b>0563-0563</b>
Subdivision:	<b>Fruitland Park Dream Lake</b>	Subdivision #:	<b>0500</b>
Township:	<b>19S</b>	Range:	<b>24E</b>
Section:	<b>09</b>	Block:	<b>000</b>
Lot:	<b>17</b>	Property ZIP:	<b>34731</b>

Property ZIP 4:	<b>4463</b>	Property Carrier Route:	<b>C001</b>
Census Tract:	<b>030405</b>	Census Block:	<b>01</b>
Census Block Group:	<b>3</b>	Zoning:	<b>R-P</b>
Zoning Desc:	<b>R-P-R-P</b>	Location Influence:	<b>LAKE</b>
Waterfront Influence:	<b>LAKE</b>	School District Name:	<b>Lake County SD</b>
Map 1:	<b>37C</b>	Map 2:	<b>37C</b>
Spatial Flood Zone Code:	<b>X</b>	Spatial Flood Zone Date:	<b>12/18/2012</b>
Spatial Flood Panel:	<b>12069C0306E</b>		

### Estimated Value

RealAVM™:	<b>\$273,900</b>	Estimated Value Range High:	<b>\$295,900</b>
Estimated Value Range Low:	<b>\$251,900</b>	Value As Of:	<b>12/02/2025</b>
Confidence Score:	<b>85</b>	Forecast Standard Deviation:	<b>8</b>

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.  
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.  
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

### Tax Information

Folio/Strap/PID (1):	<b>09-19-24-0500-000-01501</b>	Folio/Strap/PID (2):	<b>2575298</b>
Account Number:	<b>2575298</b>	Folio/Strap/PID (3):	<b>241909050000001501</b>
Tax Area:	<b>00F1</b>	% Improved:	<b>53</b>
Plat Book-Page:	<b>2-39</b>	Total Taxable Value:	<b>\$142,210</b>
Legal Description:	<b>FRUITLAND PARK DREAM LAKE THAT PART OF LOTS 15 16 17 DESCRIBED AS: BEG ON E'LY R/W OF OLD HWY 441 &amp; S'LY LINE OF LOT 17 RUN N 0-55-50 W 150 FT S 75-22-15 E 173 FT TO DREAM LAKE RUN S'LY ALONG WATERS OF LAKE TO E'LY EXTENSION OF S'LY LINE OF LOT 17 S 76-36-40 W ALONG S'LY LINE OF LOT 17 TO POB--LESS RD R/W--PB 2 PG 39 ORB 3376 PG 687</b>		

### Assessment & Taxes

Assessment Year	2025	2024	2023
Just Value - Total	<b>\$188,043</b>	<b>\$188,043</b>	<b>\$184,933</b>
Just Value - Land	<b>\$88,327</b>	<b>\$88,327</b>	<b>\$88,327</b>
Just Value - Improved	<b>\$99,716</b>	<b>\$99,716</b>	<b>\$96,606</b>
Assessed Value - Total	<b>\$142,210</b>	<b>\$129,290</b>	<b>\$117,540</b>
YOY Assessed Change (\$)	<b>\$12,920</b>	<b>\$11,750</b>	
YOY Assessed Change (%)	<b>10%</b>	<b>10%</b>	
Tax Year	<b>2025</b>	<b>2024</b>	<b>2023</b>
Total Tax	<b>\$3,092.39</b>	<b>\$2,971.30</b>	<b>\$2,623.51</b>
Change (\$)	<b>\$121</b>	<b>\$348</b>	
Change (%)	<b>4%</b>	<b>13%</b>	

### Characteristics

County Use:	<b>Single Family Res</b>	State Land Use Desc:	<b>SINGLE FAMILY-01</b>
Land Use - CoreLogic:	<b>Sfr</b>	Year Built:	<b>1983</b>
Effective Year Built:	<b>1994</b>	Living Square Feet:	<b>1,632</b>
Living Square Feet:	<b>1,632</b>	Total Building Sq Ft:	<b>2,357</b>
Total Building Sq Ft:	<b>2,357</b>	Heated Sq Ft:	<b>1,632</b>
Ground Level Sq Ft:	<b>1,104</b>	Stories:	<b>1.0</b>
Bedrooms:	<b>3</b>	Total Baths:	<b>2</b>
Full Baths:	<b>2.000</b>	Bath Fixtures:	<b>6</b>
Cooling Type:	<b>Yes</b>	Heat Type:	<b>Forced Air</b>
Fuel Type:	<b>NONE</b>	Porch:	<b>Finished/Open Porch</b>
Roof Material:	<b>Asphalt Shingle</b>	Construction:	<b>Wood Frame/Cb</b>
Exterior:	<b>Frame Wood</b>	Foundation:	<b>Slab</b>
Lot Sq Ft:	<b>20,880</b>	Lot Acres:	<b>0.479</b>
Lot Frontage:	<b>116</b>	Lot Depth:	<b>180</b>
Lot Shape:	<b>FF</b>		

Building Description	Building Size
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<b>FIN LIV AREA</b>	<b>576</b>
<b>OPEN PORCH-FIN</b>	<b>144</b>
<b>FIN LIV AREA</b>	<b>528</b>

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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.

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