

# **Fischbach**

## **LAND COMPANY**



Fischbach Land Company  
510 Vonderburg Dr., Suite 302  
Brandon, FL 33511  
**813-540-1000**

***Indian Lake Estates Waterfront Homesites, Indian Lake Estates, FL***  
***3 Lots Deep Canal Waterfront; Community Marina, Pier, Golf Course, and More***

**[FischbachLandCompany.com/IndianLakeHomesites](http://FischbachLandCompany.com/IndianLakeHomesites)**

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## *Indian Lake Estates Waterfront Homesites, Indian Lake Estates, FL*

Own a piece of old Florida on one of Polk County's best fishing lakes! These private and pristine lots capture the beauty and serenity of Florida that is hard to find these days. The pines, oaks, and palmettos offer a beautiful and natural backdrop for your custom lake home. However, the real gem is the deep-water canal that spans the north side of the property waiting for your boat dock and fishing adventures. The Indian Lake Estates community features a marina, pavilion, pier, community rooms, and golf course.

**Property Type:** Homesite Lots

**County:** Polk County

**Acreage Each Lot:** 0.53 +/- acres

**Number of Lots:** 3 lots

**Sale Price Each Lot:** \$18,000

**Property Address:** Poinciana Drive, Indian Lake Estates, FL 33855

**Nearest Intersection:** Poinciana Drive & Lakeview Drive

**Road Frontage:** 114 +/- feet frontage on Poinciana Drive for each lot

**Water Frontage:** Each lot has 114 +/- feet on the deep-water canal

**Current Zoning:** Residential Suburban

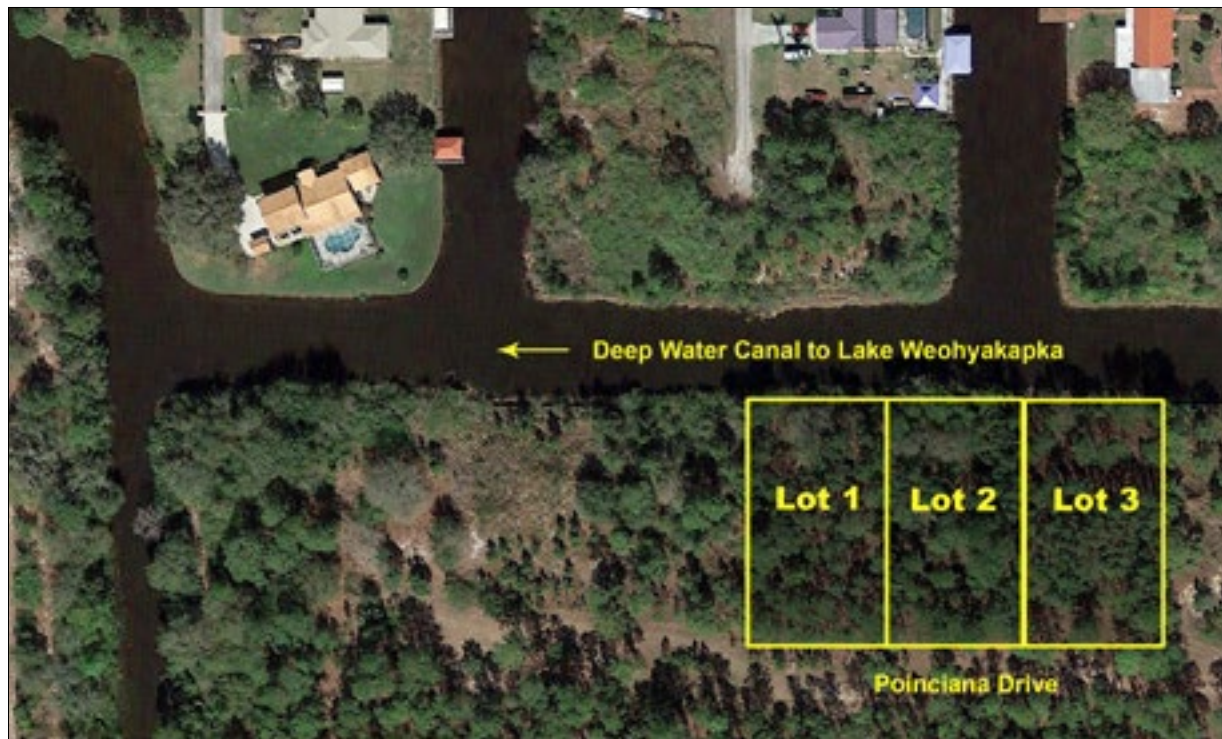
**STR.:** 29-31-12

**Parcel IDs:**

- Lot 1 - 29-31-12-994060-024012 - **UNDER CONTRACT**
- Lot 2 - 29-31-12-994060-024011 - **SOLD**
- Lot 3 - 29-31-12-994060-024010 - **SOLD**

**Property Uses:** Waterfront Homesite

**Community Amenities:** Marina, pavilion, pier, community rooms, golf course, and more!



*Lake Weohyakapka, also known as Lake Walk-in-the-Water, is Polk County's largest lake and is nationally known for largemouth bass and great fishing.*

### ***Boater's Dream Homesites!***

***With the Deep Water Canal at Your Front Step,  
You Can Live the Boating and Fishing Lifestyle with  
Easy Access Direct to Lake Weohyakapka***

***Enjoy Community Amenities;  
Marina, Pier, Golf Course, and More!***

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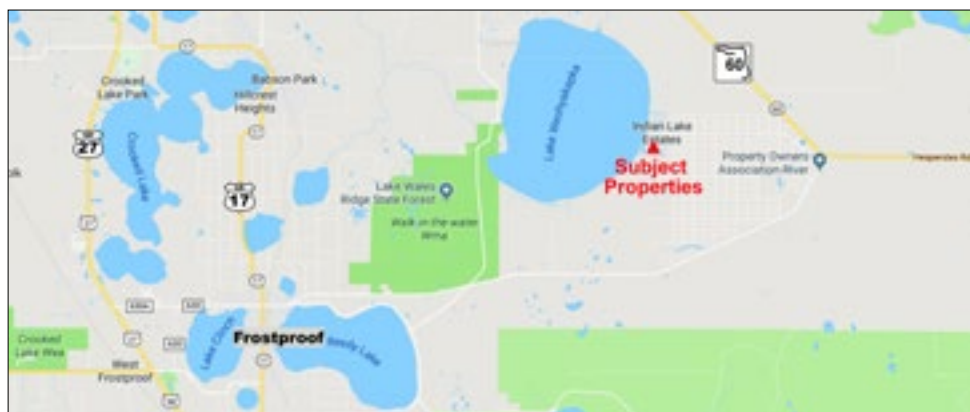
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### Directions to Property From SR 60:

- Turn south on Deland Ave (0.2 mi)
- Turn right on Park Ave (gated road, 2.4 mi)
- Turn left onto Orange Ave (0.6 mi)
- Turn right onto Poinciana Drive (unpaved, 1 mi)
- Arrive at destination on your right

### Assigned Schools:

- Frostproof Elementary School
- McLaughlin Middle School
- Frostproof High School

***Close to Lake Wales, Frostproof, and SR 60  
Surrounded by Conservation Lands  
and State Parks!***