

Stunning 1.5 Acre Lakefront Lot Build Your Dream Home

2080 Kennwood Grove Ln, Auburndale, Florida 33823

Craig Morby
Senior Advisor
863-581-0059
craig@saundersrealestate.com

Eric Ammon, CCIM
Senior Advisor
863-602-1001
eric@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$315,000
Lot Size:	1.24 Acres
Parcel ID:	25-28-01-307623-000090
HOA Dues:	\$1,000 Annually
City:	Auburndale
County:	Polk
State:	Florida
Property Type:	Acreage and Estates

Property Overview

Superb and serene 1.24-acre lakefront homesite on beautiful Lake Mariana, a 502-acre freshwater lake located less than two miles from downtown Auburndale. Offering the perfect setting for your custom dream home, this exceptional property combines privacy, natural beauty, and the recreational lifestyle that only waterfront living can provide. Enjoy boating, fishing, and other leisure activities on the lake.

Situated within the exclusive Kennwood on the Lake community, this is one of only 10 estate-sized homesites, surrounded by custom residences ranging from approximately 3,100 to 4,500 square feet. The homeowners' association also owns a 40-acre conservation common area, permanently protected from development and providing residents with additional natural open space and recreational enjoyment.

The homeowners' association is currently self-managed, with dues of \$1,000 annually, payable semi-annually.

Located in the heart of Polk County, Auburndale offers the perfect balance of peaceful lakefront living and everyday convenience. Positioned between Lakeland and Winter Haven, the property is approximately 30 miles from Walt Disney World and 50 miles from Tampa, providing easy access to Central Florida's premier employment centers, entertainment, shopping, dining, and airports while allowing you to enjoy the tranquility of an exclusive waterfront neighborhood.

MAIN STREET AUBURNDALE &
LAKEFRONT LOT SHOT

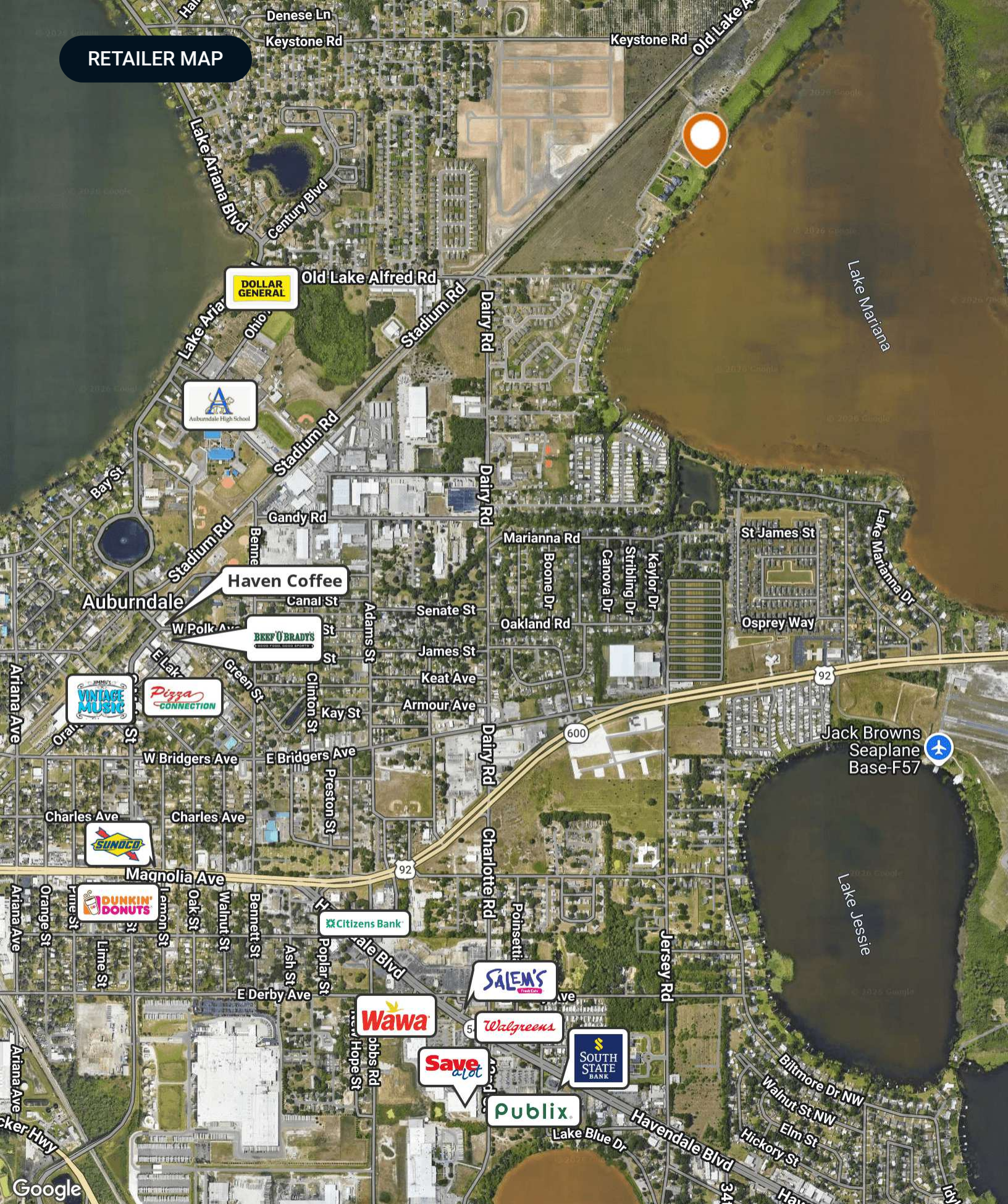


Lake Mariana

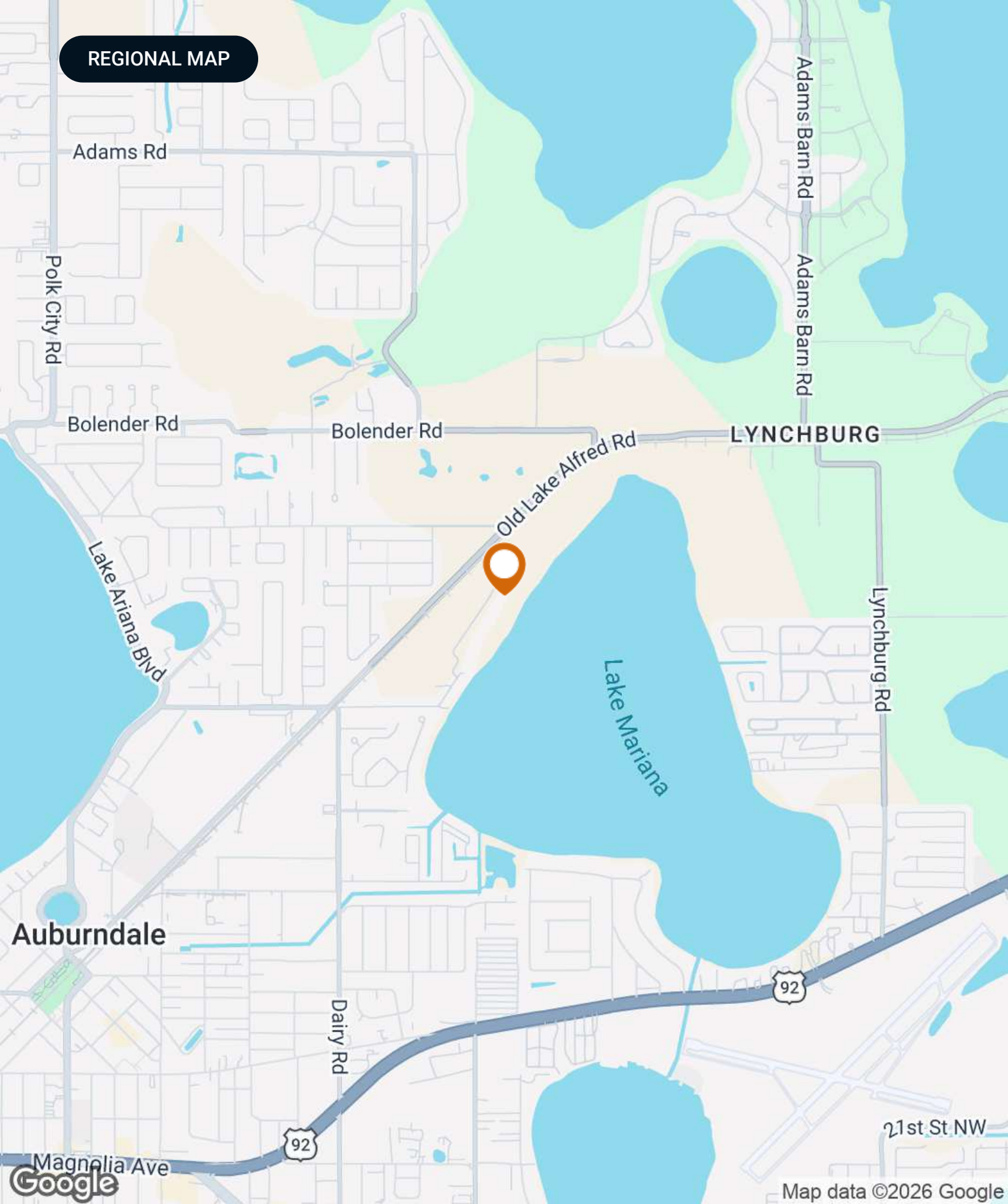
ADDITIONAL PHOTOS



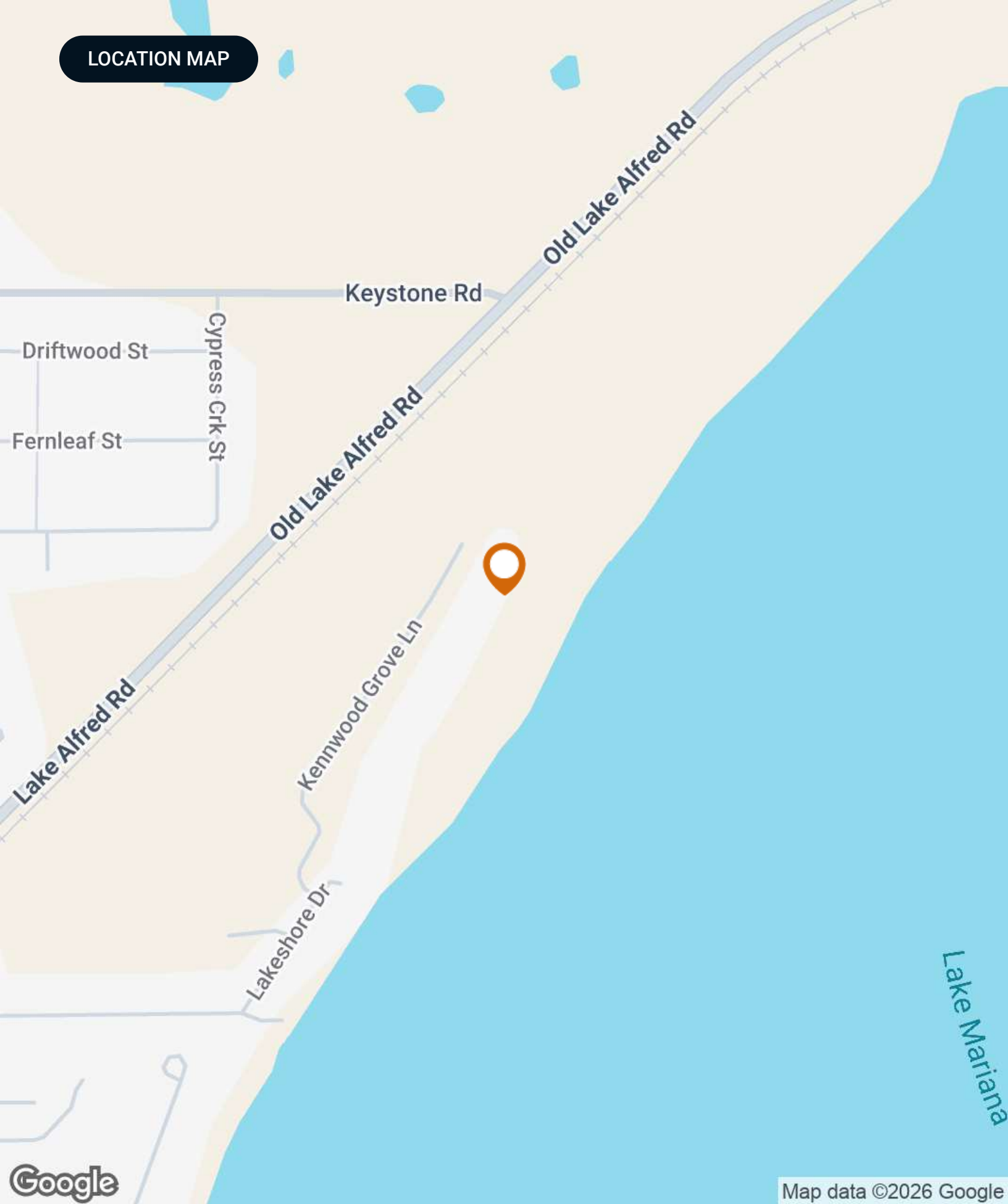
RETAILER MAP



REGIONAL MAP



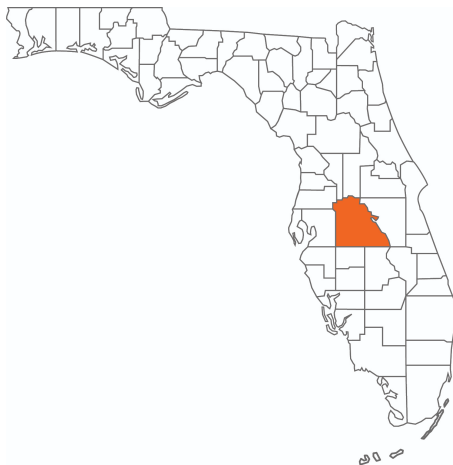
LOCATION MAP





Polk County

FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



Craig Morby

Senior Advisor

craig@saundersrealestate.com

Direct: **877-518-5263 x442** | Cell: **863-581-0059**

Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express, Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

ADVISOR BIOGRAPHY



Eric Ammon, CCIM

Senior Advisor

eric@saundersrealestate.com

Direct: **877-518-5263 x353** | Cell: **863-602-1001**

Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



SAUNDERS
LAND



SAUNDERS
COMMERCIAL



SAUNDERS
AUCTIONS



SAUNDERS
VALUATIONS

A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com