



## For Sale

- 9.08 Acres
- 4 Bedrooms
- 2.5 Bathrooms
- Fireplace
- In-ground Pool with Birdcage
- Zoned RR5C

**\$700,000**

**13436 County Road 209**

**Oxford, FL 34484**



**Danny Smith, ALC, CCIM**

Smith & Smith Realty, Inc.

11804 CR 201

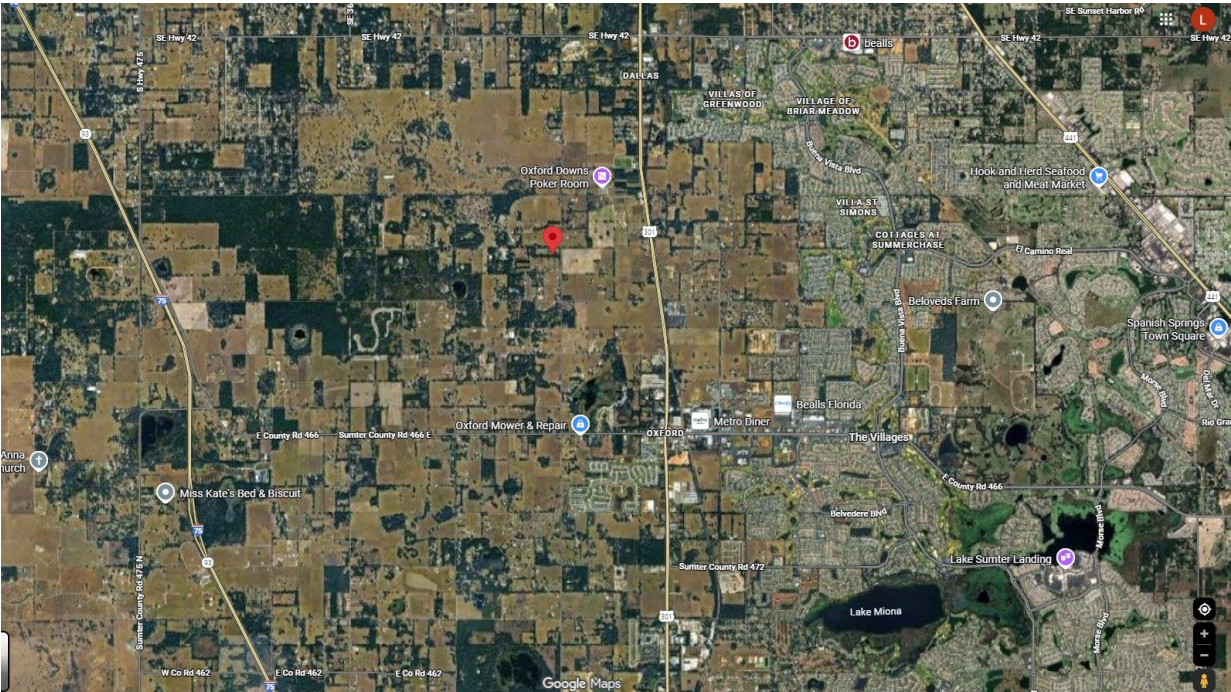
Oxford, FL 34484

352-748-5656

Dannysmith@ccim.net



# Map of Property



## Nearby Highways

- US HWY 301
- SE HWY 42
- E C-466
- CR 475
- E C-462
- I-75

## Property Description

One or more photo(s) has been virtually staged. Nestled on 9.08 acres of beautiful, natural Florida land, this charming 4-bedroom, 2.5-bathroom home offers the perfect blend of country living and modern convenience. The barn, measuring 21 by 20 feet, boasts a solid concrete floor that provides a sturdy foundation for storing tools and equipment with lots of spacious room. With plenty of space for your horses, chickens, and dogs, this property is an animal lover's dream. The home is surrounded by mature oak trees creating a serene and private retreat. A dog pen, and a chicken coop are conveniently located in the back, providing all the space you need for your pets and equipment. The screened-in, 6-foot-deep pool, offers potential for refreshing swims. Inside, you'll find a spacious living room with wood flooring, complete with a cozy wood-burning fireplace—perfect for relaxing evenings. The master bedroom features a walk-in closet and French doors that open to the pool area, creating a peaceful and private escape. The kitchen is equipped with a breakfast nook, bar, and countertops, and flows seamlessly into the dining room, where large bay windows provide beautiful natural light. Wood floors continue into the kitchen and dining areas, adding warmth and character throughout the home. Most of the bedrooms are carpeted, except for one which is tiled, and there are two full bathrooms plus a convenient half bathroom. Additional amenities include detached two car garage, a brick back porch, and a welcoming front porch. The home also boasts a dedicated laundry room and a unique layout with the garage situated across a covered, screened-in walkway from the house. The fence on the northern side of the property is not on the property line. The driveway does have to be moved. Located just minutes from Oxford and The Villages, the property provides many options for dining and shopping. Downtown Wildwood is about a twelve-minute drive south, as well as convenient access to US Hwy 301 and the Florida Turnpike, this home combines peaceful rural living with easy access to all the amenities you need. The pool has been staged as the pool has been drained due to cleaning.



# Additional Photos





# Additional Photos





# Survey

## LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 22 EAST, AND RUN THENCE S 00°00'18" N, ALONG THE EASTERLY BOUNDARY OF SECTION 1, A DISTANCE OF 141.12 FEET, TO THE POINT OF BEGINNING. FROM THE P.O.B. THUS DESCRIBED, CONTINUE S 00°00'18" N, A DISTANCE OF 297.83 FEET, TO A POINT; THENCE, DEPARTING FROM SAID EAST BOUNDARY, S 89°53'33" W, A DISTANCE OF 1328.34 FEET, TO A POINT; THENCE, N 00°05'27" E, A DISTANCE OF 297.83 FEET, TO A POINT; THENCE, N 89°53'33" E, A DISTANCE OF 1327.90 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EAST 25 FEET THEREOF.

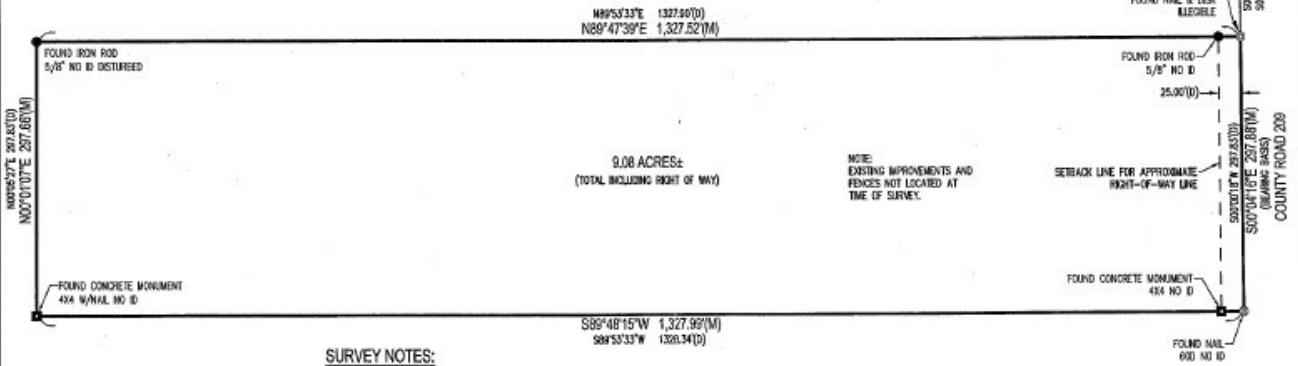
ALL BEING IN SUMTER COUNTY, FLORIDA.

## BOUNDARY SURVEY PARCEL C01-003

### RIGHT OF WAY NOTE:

RIGHT OF WAY FOR COUNTY ROAD NO. 209 APPEARS TO BE BY MAINTENANCE. THE EXACT LIMITS OF MAINTENANCE WERE NOT DETERMINED AT THE TIME OF SURVEY. WITNESS CORNERS ADJACENT TO RIGHT OF WAY WERE SET BY OTHERS FOR CONVENIENCE AND PRESERVATION.

THE PROPERTY HAS DIRECT ACCESS TO COUNTY ROAD 209, A PUBLIC RIGHT OF WAY, WITHOUT GAP, GORE, OR HATCH.



### SURVEY NOTES:

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 54-17.050 (1) FLORIDA ADMINISTRATIVE CODE.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SURVEY, THE NORTH LINE OF THE SUBJECT PARCEL HAS A BEARING OF N89°47'39\"E.
- THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD.
- UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
- THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN SHOWN HEREON.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- LEGAL DESCRIPTION DEPICTED HEREON WAS FURNISHED FOR THIS SURVEY.

### LEGEND:

(M) = FIELD MEASUREMENT  
(1) = DEED MEASUREMENT  
LB = LICENSED BUSINESS  
NO. = NUMBER  
ID = IDENTIFICATION  
P.O.B. = POINT OF BEGINNING

### CERTIFIED TO:

WILLIAM W. GREGORY

Kays M. Jameson 10/14/25

KAYS M. JAMESON - PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5612

BOUNDARY SURVEY  
FOR  
WILLIAM W. GREGORY

CFB  
SURVEYING  
INCORPORATED  
FLORIDA

SHEET  
1 OF 1

# Aerial View



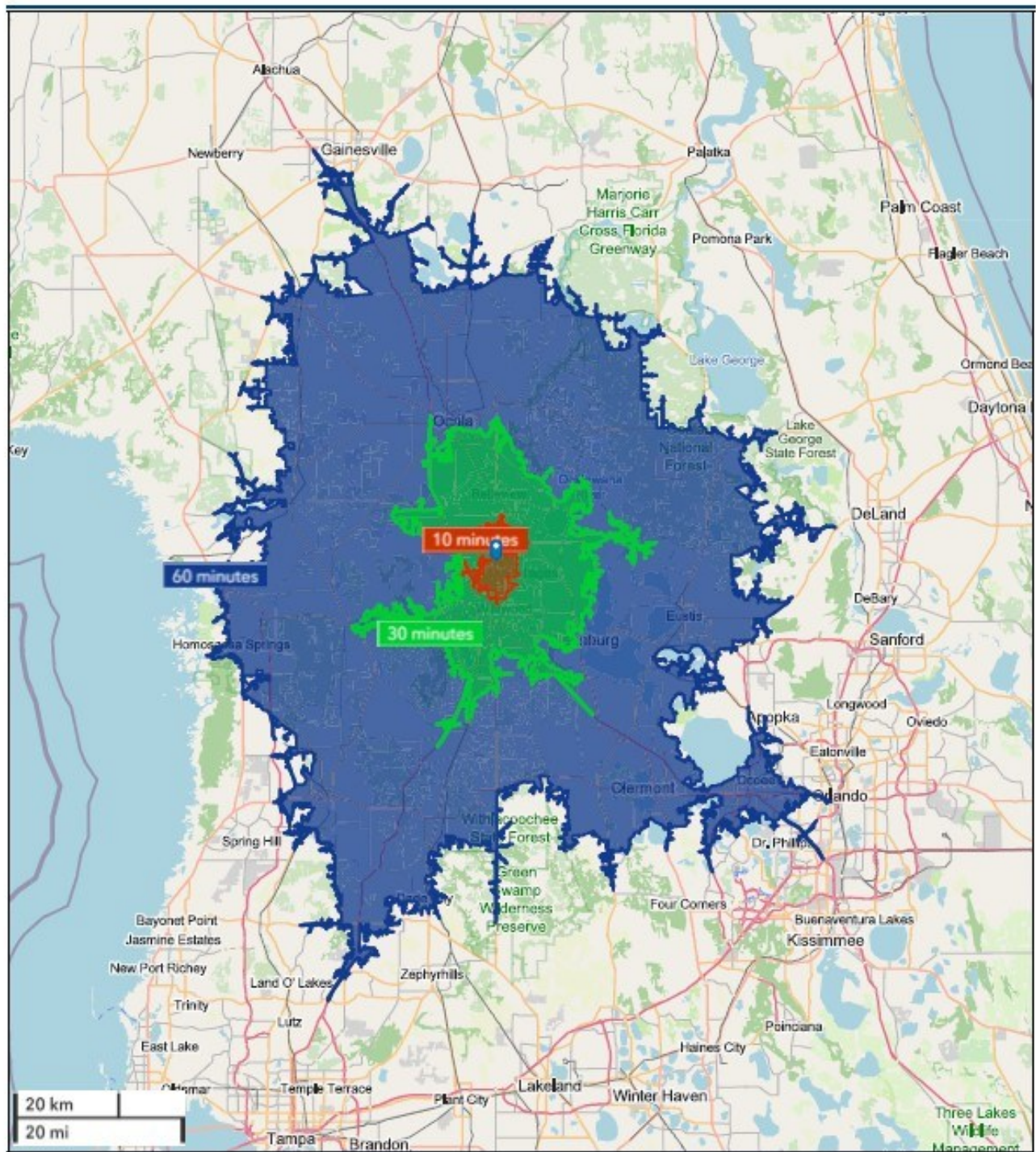


# Drive Time Map



## Custom Drive Time Map

13436 County Road 209, Oxford, FL 34484



December 18, 2025

# Demographic Profile

