



Bird Island - Lake Griffin

6001 Bird Island Dr, Lady Lake, FL 32159



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Bird Island - Lake Griffin

\$2,200,000

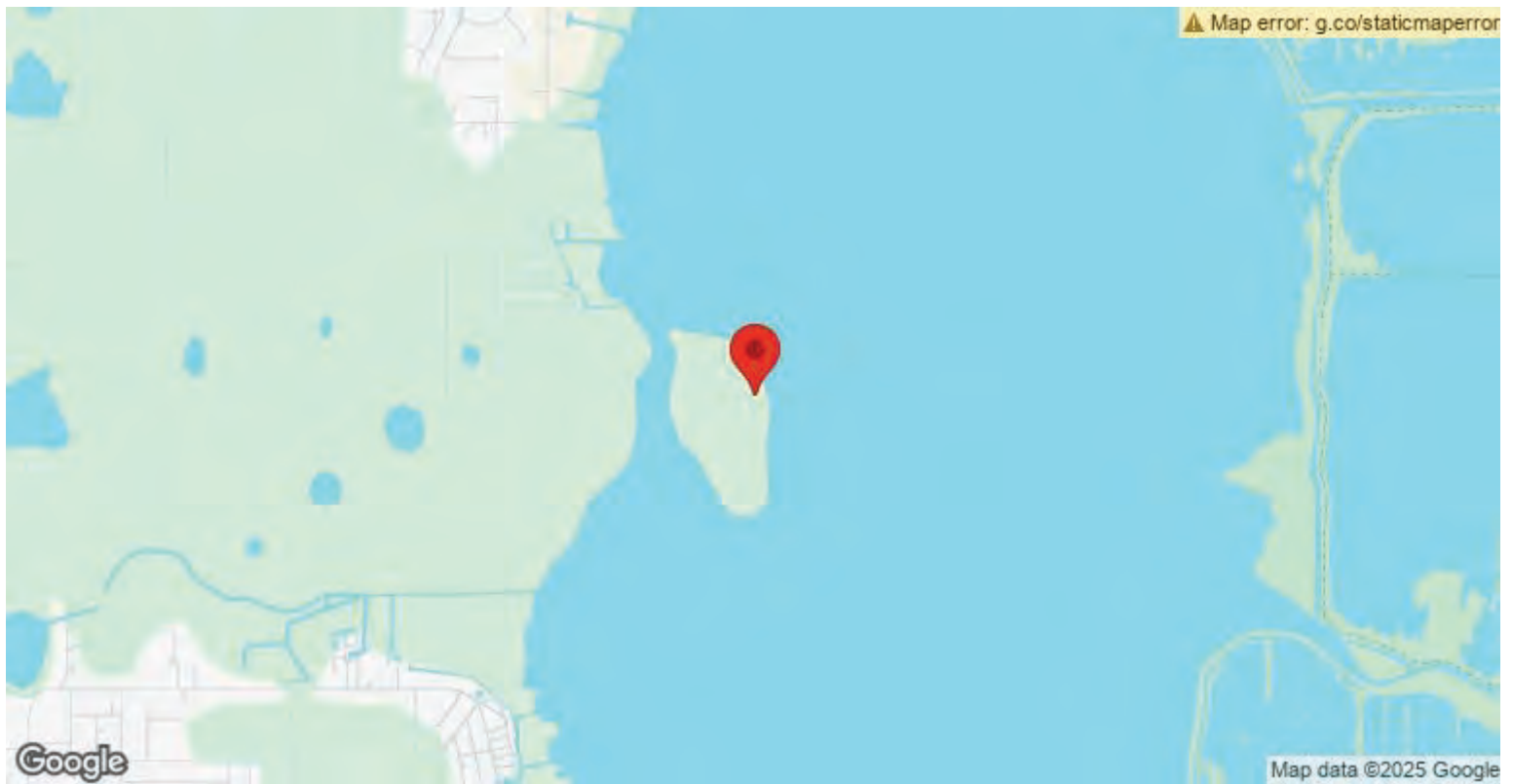
Enjoy a wide variety of wildlife, including osprey, bald eagles, blue herons, anhinga, ibis, & river otters. If you've been looking for an isolated living environment or an island with many development possibilities, this is it!

Property Highlights

- 3–5 acres of buildable uplands — ideal for a luxury compound, eco-retreat, or multi-home estate
 - All-new electric infrastructure (2023) — ready for expansion
 - 2-bedroom elevated home with panoramic lake views
 - Direct access to the Harris Chain of Lakes — 75,000 acres of premier bass fishing and boating
 - Hurricane-protected freshwater setting.
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- • 1 hour to Orlando International Airport.
 - • 15 minutes to world famous "The Villages"
 - • Surrounded by protected wetlands and wildlife
 - • Ideal for nature lovers, anglers, and privacy-seekers



Price:	\$2,200,000
Property Type:	Specialty
Property Subtype:	Lodge/Meeting Hall
Sale Type:	Investment or Owner User
Cap Rate:	7.04%
Lot Size:	51.00 AC
Gross Building Area:	1,120 SF
No. Stories:	1
Year Built:	1982
Zoning Description:	Agricultural
APN / Parcel ID:	30-18-25-0002-000-00100



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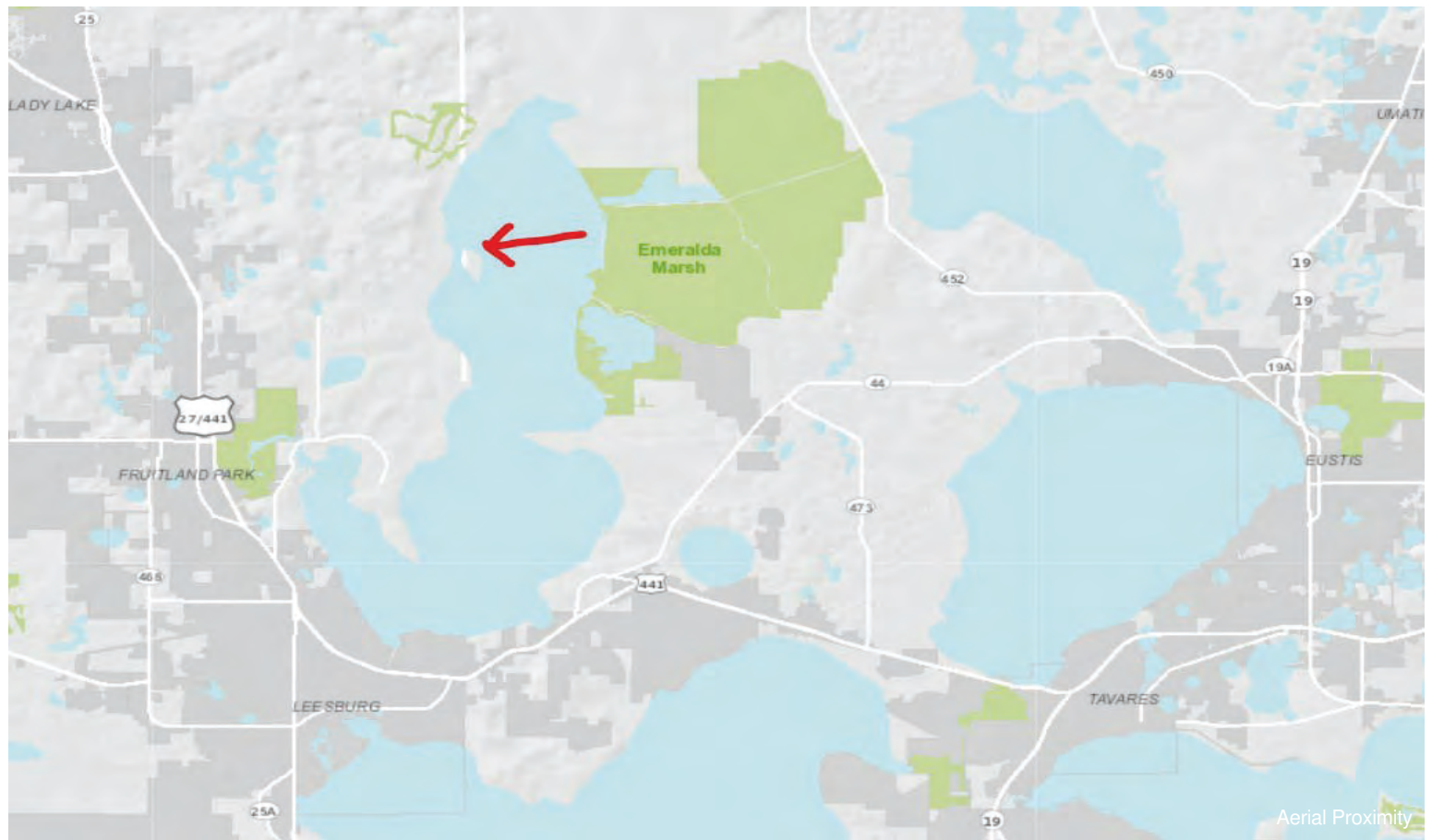
Property Photos



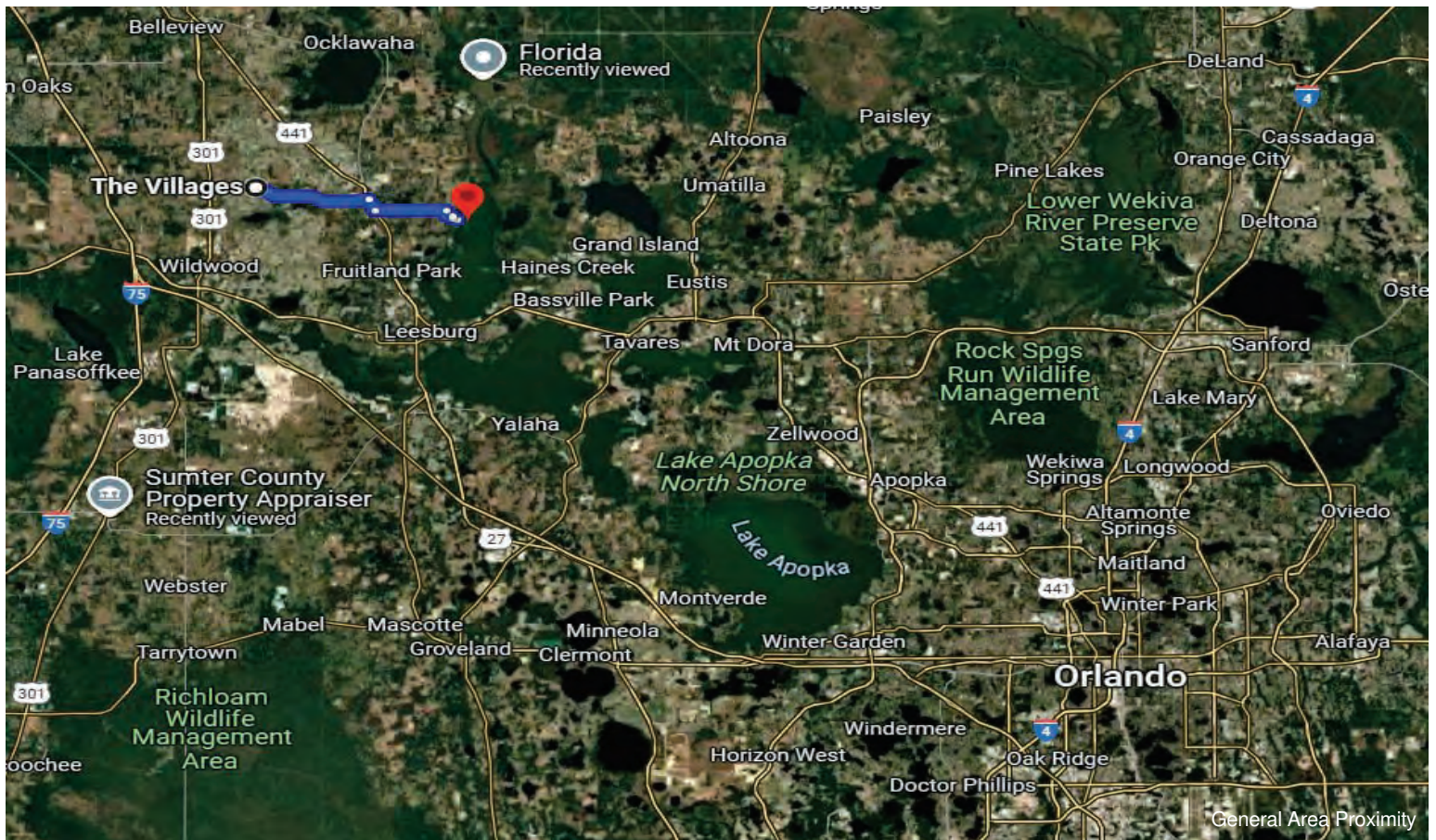
Property Photos



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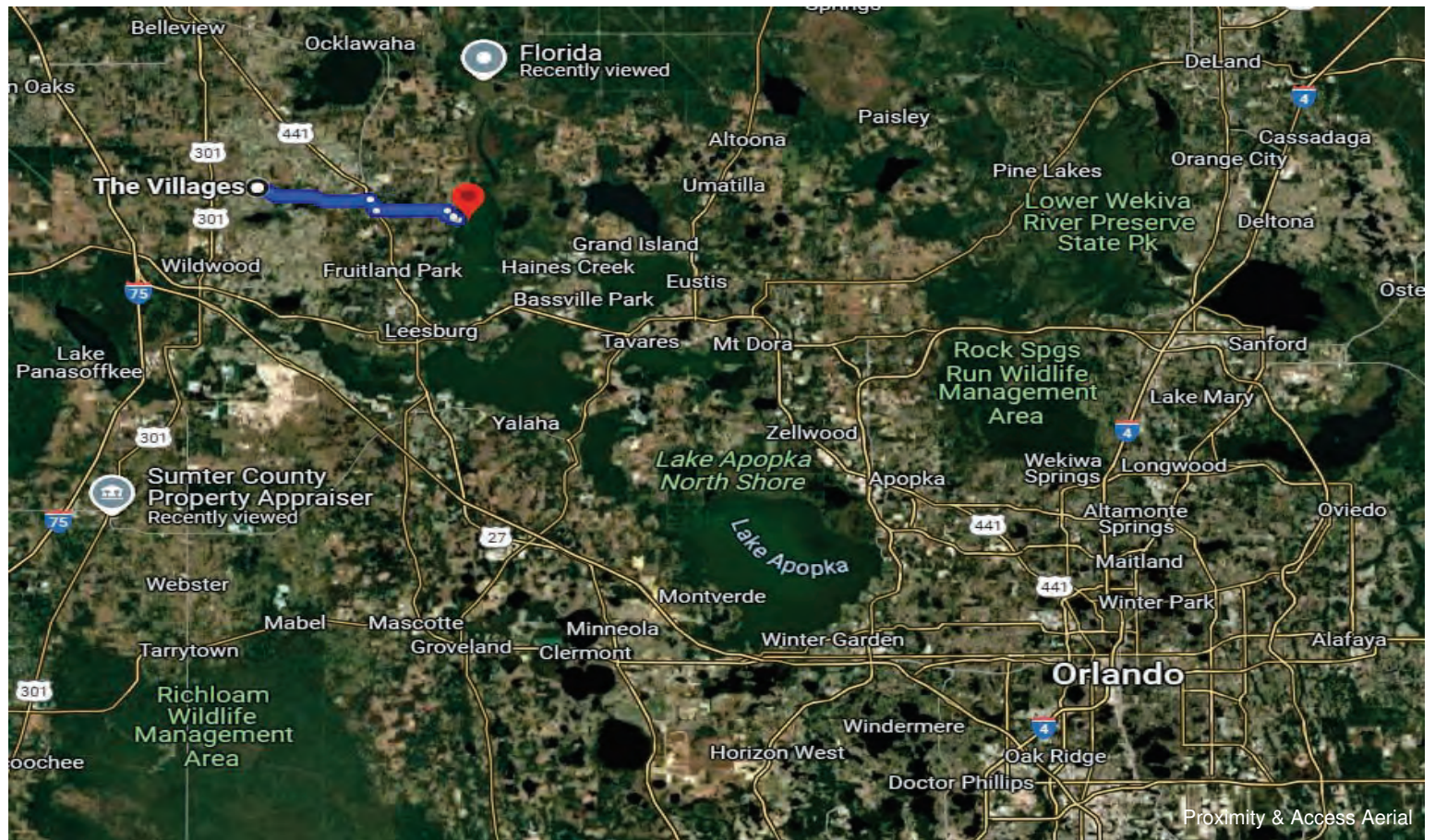
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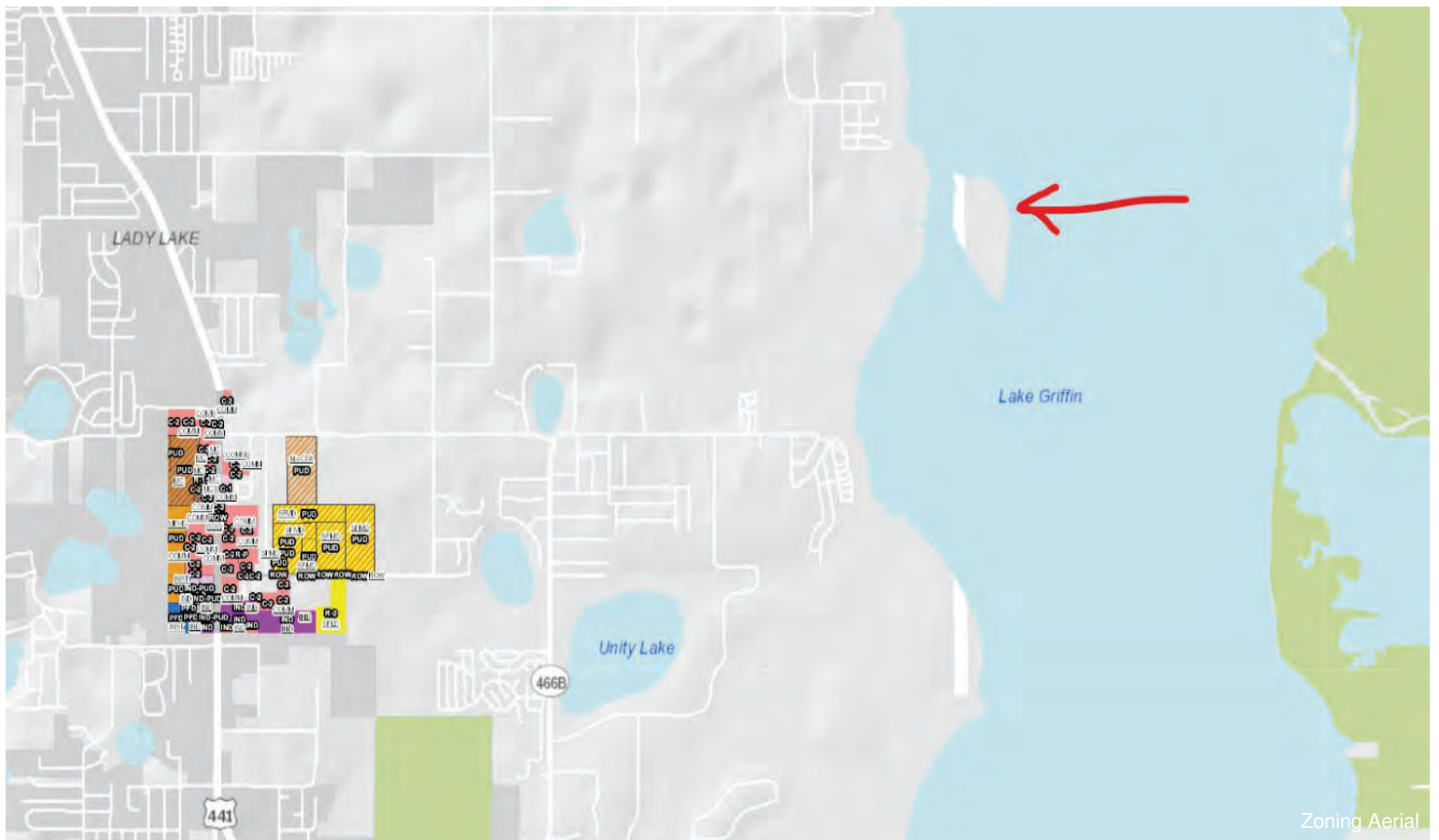
Property Photos



Property Photos



Walkway & Well Shed



Zoning Aerial

Property Photos



Property Photos



Other



Other

Property Photos



Aerial



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