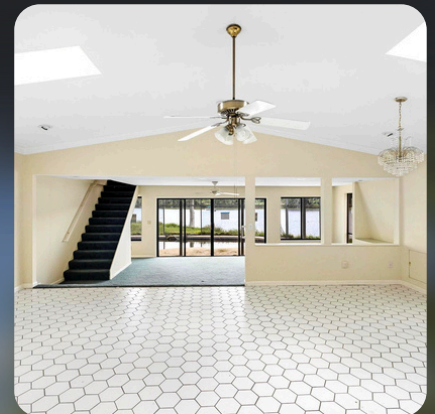
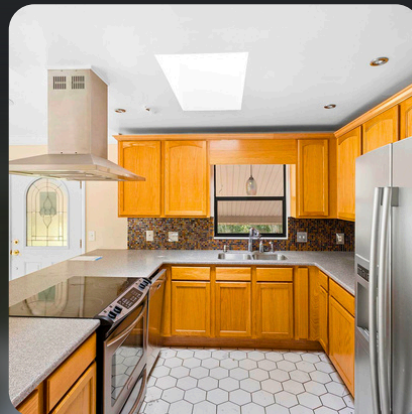




# 4420 CANAL DRIVE, SANFORD, FL

**\$749,000**



Nestled in the scenic St. Johns River Estates, this charming 2-bedroom, 3-bathroom home offers breathtaking water views and a tranquil lifestyle. Enjoy seamless indoor-outdoor living with an in-ground pool and a spacious covered patio, perfect for entertaining or relaxing. Additionally, this property includes a unique opportunity to own the adjacent 4.1-acre wetland parcel, providing extra privacy and a natural sanctuary right at your doorstep. Don't miss out on this rare gem combining comfort, nature, and elegance. This home is being offered for sale with the wetlands parcel. The wetlands parcel may, however, be considered for purchase by itself for \$100,000. Property sold "As-is". Buyer and/or buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer, including but not limited to square footage, acreage, utilities, taxes, permitting, condition, school zones, HOAs, etc.

Parcel numbers: 17-19-30-501-0A00-0130 & 17-19-30-300-0010-0000.

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