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# Online Only Real Estate Auction

4730 Cypress Creek Ranch Road, Saint Cloud, FL, 34771

**2BR/2BA HOME**  
**PRIVATE POND**  
**5± ACRE LOT**



***Bidding Closes: 5PM***  
***Wednesday, July 9, 2025***

***Viewing: 12-2PM***  
***Sunday, June 29, 2025***

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**County:** Osceola ♦ **2024 Taxes:** \$4,084  
**Exemptions:** Homestead, Additional Homestead  
Disabled

**Parcel Number:** 09-27-32-2905-0001-0140

**Zoning:** Single Family

**Total Lot Size:** 5.33± Ac

**Schools:** Harmony Community Dist. & Harmony HS

**Terms:** \$10,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 6% Buyers Premium  
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

Any announcement made day of sale takes precedence over any printed material



Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.



# 4730 Cypress Creek Ranch Road Property Information

2BR/2BA ~ 1,728± Total Finished SF. ♦ Year Built: 2020 ♦ Forced Air Heating ♦ Central Air ♦ Electric Furnace  
Electric: Circuit Breaker ♦ Electric Tankless Hot Water Heater ♦ Water & Sewer: Well/Septic ♦ Roof: Metal  
Basement: None, Slab ♦ Gravel Driveway ♦ Chicken Coop & Livestock Pens



As you enter this beautiful 2-bedroom 2 bath, office/den home with over 1700± SF of living space, some features to mention are: metal roofing, whole house water filtration system, high end cork floor tile throughout, 9' ceilings, decorative light fixtures or ceiling fans, 3' doorways for wheelchair access in every room. All upgraded kitchen aid appliances, including an induction built in stove top separate from built in oven. The kitchen bar separates the living room/dining combo area that features plenty of natural light from the energy efficient triple sliding glass doors. The large primary bedroom suite also features energy efficient triple sliding doors, 2 ceiling fans & 3 AC vents with pocket doors leading to bathroom with accessible standalone shower with bench, all Moen plumbing fixtures, huge walk in closet, and linen closet. Interior utility room features washer/dryer hookups, private exterior entrance, attic access with pull down stairs, and tankless water heater!!! Enjoy the animals and scenic views of the 5+/- acres from your wrap around porch already prewired for speakers and its load bearing studs if you ever decide to expand your living space. Home is zoned residential & agriculture, so the farm animals are welcomed. Other outdoor features on this property include: chicken coop, small livestock pen, and steer pen for bull or horses. Enjoy the almond, loquat, avocado, mango, and cherry trees and other mature landscaping. Fish for bass & tilapia from your private pond. Plant your garden in the garden plot already equipped with plumbing. From the backyard it is just a short walk along the creek to a 1500-acre hiking trail that is county maintained with facilities at the trail head. Enjoy the privacy of no-rear neighbors!!! This property is centrally located where you are approximately 45 minutes from all major theme parks (Disney, Universal, Seaworld) and approximately 30 minutes from Kennedy Space Center, beaches, and cruise ports. This home is practically move in ready and will not disappoint!





# *Additional Property Photographs*

