

Eustis home sets east Lake County sale record at \$2.8 million

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The 6,000-square-foot house had ample outdoor entertaining space with a resort-style pool and gazebo-covered summer kitchen. (Photo courtesy of Devore)



By Tiffani Sherman | Newsroom@GrowthSpotter.com | GrowthSpotter Contributor

A country estate in Eustis with its own private gun range set a record for the east Lake County market.

The home on Grand Champion Lane sold for \$2.8 million late last year.

“It was the largest sale for east Lake County,” said Lori Baker, who co-listed the property along with Doug Hampton. Both are with Premier Sotheby’s International Realty. “The only reason it wasn’t for the entire county was Bella Collina.”

“Which is a super high-end multimillion dollar home community in South Lake County,” Hampton added.

This home that sold is 6,132-square-feet with five bedrooms and four full bathrooms. It came with a detached garage large enough to accommodate five cars and an RV.

“It is breathtaking. The house sits up on a hill and it has a very regal presence,” Hampton said.

“Everything in the home was immaculate,” Baker added.

The square footage doesn’t include the garage apartment, which is 1,440-square-feet with three bedrooms, a full kitchen, living space, and a bathroom.

“The owner built the garage with the apartment and made the plans and began construction on the home and then moved into the home,” Baker said.

The home was completed in 2006 and was on the market for about six months.

Public records show the sellers were Dennis and Chantal Rupert. Baker says they’re looking to downsize from such a large home.

The size of the house and the fact it sits on 45 acres of land sealed the deal for the buyers.

“They were looking for a large family home in a more rural area and they loved the size of the property,” Baker told GrowthSpotter. “They are also avid gun enthusiasts, so the outdoor gun range [with a berm backstop] was a very large attraction for them.”

Public records show the buyers as Richard and Nicole LaBrocca who Baker said moved to Central Florida from New Jersey.

The home’s pool and outdoor space also impressed them.

“It had a very elaborate resort-style pool with a beautiful slide that was inside of a faux rock façade that made two turns before it dumped into the 12-foot portion of the pool,” Hampton explained. “[It had] beautiful waterfalls from several places on the rock formation and several smaller waterfalls. It was very elaborate.”

“I have not seen another home with an outdoor area that elaborate in our area before,” Baker added. “There are some that have nice pools, but this one had a hot tub, a koi pond, the swimming pool, the slide.”

According to Rob Brown in the Lake County Property Appraiser's Office, the next highest sale in Eastern Lake County in 2023 was one for \$2.35 million in Mount Dora. There were two more high-end sales, one for \$2 million and another for \$2.2 million.

"We have seen some upward trends in eastern Lake County, but it has been kind of isolated in certain areas," Hampton said, adding the RedTail area has had several sales around the \$1 million mark.

For this house, Baker said it was all about the land.

"To find a 45-plus acre tract in our area with a home that beautiful is a rarity."

Melissa White with Coldwell Banker Premier Properties represented the buyers.

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