

Expansive Lake County equestrian estate hits the market for \$8.45M

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Tiffani Sherman

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This recently renovated 10,000-square-foot estate home sits at the highest point of the 70-acre estate at 22422 Lake Seneca Road in Eustis. (Courtesy of Brick City Photography)



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

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A Lake County equestrian estate with plenty of room for people, horses, and creative passions is now on the market for \$8.45 million.

The almost 70-acre property on 22422 Lake Seneca Rd. in Eustis is what listing agent Stacey Rollins with Premier Sotheby's International Realty calls a "unique masterpiece."

The 10,000-square-foot custom home designed and constructed by **Hofmeister** in 2009 rests on the top of a hill.

“When you first come through the gate, you know you’re entering into something that’s very grand. [Driving] to the house, it’s a very long tree-lined driveway,” she described, adding buyers say that’s exactly what they’re looking for.

“That’s what they have in their mind, and this one fits that description perfectly. It’s almost like an anticipation to get to this estate.”

The recently renovated estate has six bedrooms and six full bathrooms with high ceilings, a traditional staircase and elevator, and more.

“It’s grand with a little bit of tradition with modern elements,” Rollins told GrowthSpotter.

Her favorite area in the home is the kitchen.

“To me, it’s set up so well for an extended family where everyone can be in the kitchen, but it has a sitting area in it as well with a large marble island where everybody can be together.”

The kitchen has Viking appliances and is close to a home office. A summer kitchen is outside by the pool.

Nearby and down the hill from the main home is a 2,100-square-foot guest house which Rollins called a “traditional country farmhouse” with five bedrooms, three bathrooms, and wraparound porches.

It was built in 1998 before the main house.

“[The two houses] are different but it has that southern charm.”

The property is a true equestrian estate with two barns, one designed for humans — the other for horses.

“The traditional red barn has an area for a creative space like an art studio and has a workshop that could be a little bit of everything,” Rollins said.

A saloon is on the second floor of the red barn.

“I call it the Clint Eastwood-inspired saloon because they’ve got some memorabilia in there from Clint Eastwood and some pictures,” she said. “You can be creative all day in the barn and then go upstairs to your private saloon that even has a balcony overlooking your property. I personally have never seen anything like that.”

The horse barn has seven stalls, with run-outs and waterers. An air-conditioned area has a groom's quarters with a kitchen and a bathroom. There's also room for hay storage and a tack room.

There are also eight newly fenced paddocks, a lit outdoor riding area, and plenty of room to ride.

"The sellers are more pleasure riders. There are 20 acres that has horse trails, so you have your own riding area where you can take your horses out and go on trails, and it's still on your own property. That's pretty rare to find," Rollins explained, adding there is also a gun range on that part of the property.

Rollins said the estate fits a variety of buyers.

"I think a perfect buyer is a person that is looking for a creative oasis, maybe someone from the West Coast that wants to write a book or a movie script there and have a creative space to do that," she said. "They can be at their own creative oasis that is still close enough to the Orlando International Airport."

The property is also close to Mount Dora and the quaint amenities there and is a train ride away from Miami, making what Rollins said is "just a great location."

Of course, the buyer could also be an equestrian.

"That's the beauty of it. It could be either one," Rollins said. "Yes, it is an equestrian estate, so you have the person that wants to have some horses and have a place to ride them, but also someone who wants to disconnect from the hustle and move to Central Florida and still be close to everything."

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