

A.M. STERLING HOLDINGS

EXCLUSIVE OFFERING



12302 Tradition Drive

Lake Jovita Golf & Country Club | Dade City, FL 33525

\$2,300,000

3 Bedrooms | 3 Bathrooms | 2,201 SF | 5.19 Acres

Direct Waterfront on Clear Lake | Exempt Deeded Estate | Private Dock

Prepared Exclusively for Qualified Buyers

March 2026

Executive Summary

A.M. Sterling Holdings is pleased to present this exceptional and **wholly unique** waterfront estate directly on Clear Lake (Lake Jovita), a 166-acre spring-fed lake ideal for fishing, boating, and water skiing. This property occupies a **singular legal position**: it was **deeded out of the Lake Jovita development** but sits physically inside the gated community, with **full access to all gates, roads, and community amenities**.

This exempt status means the property enjoys all the benefits of Lake Jovita's gated estate neighborhood — 24-hour security, championship golf courses, resort amenities — while being free from development restrictions that apply to other properties. At **5.19 acres** of direct lakefront with 200 feet of waterfront, a private dock and stationary boat slip, in-ground pool, and open floor plan with pecky cypress walls and fireplace, this is a once-in-a-generation opportunity.

Investment Highlights

\$2,300,000 asking price for 5.19 waterfront acres on 166-acre spring-fed lake

Exempt deeded estate — physically inside Lake Jovita with full access, deeded outside the development

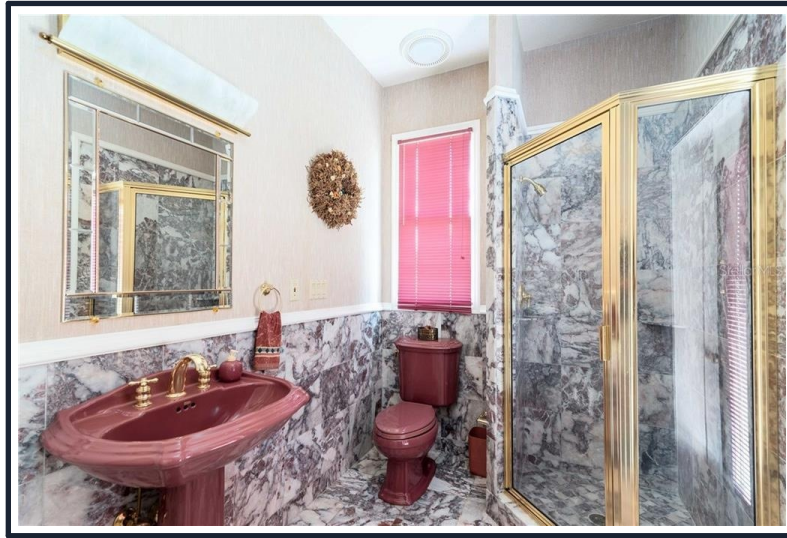
200 feet of waterfront with private dock, stationary boat slip, and pool

2,201 SF custom home with pecky cypress walls, fireplace, open floor plan

1 of only 14 direct lakefront properties — zero buildable lots remain

No development restrictions: exempt property with unlimited potential for expansion or rebuild

Property Overview



Lakefront estate with pool and dock on Clear Lake

Address	12302 Tradition Drive, Dade City, FL 33525
Community	Lake Jovita Golf & Country Club (Exempt / Deeded Out)
Legal Status	Deeded outside development — full community access retained
Price	\$2,300,000
Price / SF	\$1,045
Living Area	2,201 Square Feet
Stories	1
Bedrooms	3
Bathrooms	3 Full
Lot Size	5.19 Acres (Direct Waterfront)
Waterfront	200 Feet on Clear Lake (166-acre spring-fed)
Year Built	1996
Construction	Concrete Block Stucco

Parcel ID	01-25-20-0000-00100-0090
Prior Sale	\$699,000 (August 2020)
Zestimate	\$1,018,900

Unique Legal Status & Value Proposition

Exempt Deeded Estate — A One-of-a-Kind Opportunity

This property holds a **completely unique legal position** within Lake Jovita. It was **deeded out of the development** but sits physically inside the gates of the community. The owner retains **full access to all gates, roads, and community facilities** as if the property were part of the development, while enjoying an **exempt status** that frees it from the development's deed restrictions and covenants.

This means a buyer could potentially **tear down and rebuild, expand the existing home, or develop the 5.19-acre parcel** without the architectural review boards and building restrictions that govern every other property in Lake Jovita. For an investor or developer, this represents an extraordinary opportunity: 5.19 waterfront acres inside a premier gated community with no development restrictions.

What the Exempt Status Means for Buyers

Full community access — gates, roads, golf courses, clubhouse, pool, fitness center

No HOA architectural restrictions — freedom to modify, expand, or rebuild as desired

No development deed restrictions — maximum flexibility for the property

Inside the gates — 24-hour security, gated estate neighborhood setting

Development potential — 5.19 acres could support a 10,000+ SF mega-estate or compound

Unique in all of Lake Jovita — no other property shares this exempt status

Why the Land Alone Justifies the Price

With **zero buildable lakefront lots remaining** in Lake Jovita and only **14 properties** directly on Clear Lake, the land itself is irreplaceable. Vacant waterfront lots in comparable Florida gated golf communities routinely sell for **\$500,000 to \$1,000,000+ per acre**. This 5.19-acre exempt lakefront parcel — inside a prestigious gated community — would command a premium well above those figures if offered as raw land. The existing home, pool, dock, and improvements are essentially included at no additional cost.

Property Features & Improvements

Home Features

- Custom-built single-story home (2,201 SF) with 3 bedrooms and 3 full baths
- Open floor plan with lake views from nearly every room
- Pecky cypress walls and custom wood paneling
- Fireplace in the main living area
- Ceramic clay tile and carpet flooring
- Central A/C with forced air heating
- 593 SF finished garage
- 192 SF finished screened porch plus 147 SF finished open porch

Waterfront & Outdoor Living

- 200 feet of direct waterfront on Clear Lake (166-acre spring-fed lake)
- Crystal-clear waters ideal for fishing, boating, and water skiing
- Stationary dock with boat slip
- In-ground pool (6-foot depth, 392 SF) overlooking the lake
- 2,123 SF screened enclosure (aluminum frame) surrounding pool area
- 852 SF concrete patio plus 700 SF brick patio
- Wrought iron fencing for security
- Views of St. Leo University and Benedictine Abbey across the lake

Community Access (Full Access Retained)

- Two championship golf courses (PGA Tour School & US Open qualifying host)
- Home to two PGA Tour professionals
- Full-service clubhouse with fine and casual dining
- Resort-style swimming pool and fitness center
- Tennis and pickleball courts
- 24-hour gated security with full gate access
- 45 minutes to Disney World and 45 minutes to Clearwater/St. Pete beaches

Comparable Market Analysis

The following comparable sales within Lake Jovita and the surrounding luxury lakefront market support the \$2,300,000 valuation. The subject property's unique exempt status, 5.19 waterfront acres, and development potential command a premium above standard comps.

Recent Lake Jovita & Area Sales

Property	Sale Date	Price	SF	\$/SF
12610 Tradition Dr (5BD/6BA, 10,053 SF)	02/2024	\$2,995,000	10,053	\$298
12333 Tradition Dr (5BD/6BA, 8,146 SF)	Current	\$2,750,000	8,146	\$338
12238 Tradition Dr (5BD/4BA, 4,240 SF)	Current	\$2,300,000	4,240	\$542
12818 Ventana Ct (6BD/4.5BA, 6,075 SF)	12/2023	\$1,650,000	6,075	\$272
12701 Tradition Dr (4BD/4BA)	12/2020	\$803,500	~3,800	~\$211

Land Value Analysis — The Land Alone Justifies the Price

Component	Value	Notes
Waterfront Land (5.19 ac)	\$1,200,000 - \$1,800,000	Lakefront acreage in gated community; zero lots left
Exempt / Unrestricted Status	\$400,000 - \$600,000+	No deed restrictions — unique development freedom
Existing Home (2,201 SF)	\$366,796	County building assessment (conservative)
Pool, Dock & Improvements	\$150,000+	Pool, dock, patios, screen encl, driveway
200 ft Waterfront Premium	\$300,000+	Direct lake frontage with dock access
Total Estimated Value	\$2,416,796 - \$3,216,796+	Supports \$2,300,000 — one-of-a-kind exempt estate

Replacement Cost Analysis

This replacement cost analysis demonstrates that \$2,300,000 represents a fraction of the cost to replicate this waterfront position — if it were even possible to find a comparable exempt lakefront parcel inside a gated golf community. It is not possible. This property is irreplaceable.

Component	Conservative	Mid-Range	Premium
Waterfront Land (5.19 Ac)	\$1,000,000	\$1,500,000	\$2,200,000
Exempt Status Premium	\$400,000	\$500,000	\$750,000
New Construction (4,000+ SF)	\$1,600,000	\$2,000,000	\$3,200,000
Pool, Dock & Boat Slip	\$100,000	\$175,000	\$250,000
Landscaping, Patios, Screen	\$75,000	\$125,000	\$200,000
Permits, Fees & Design	\$100,000	\$150,000	\$200,000
Total Replacement Cost	\$3,275,000	\$4,450,000	\$6,800,000

Buyer Savings vs. Replacement Cost

At **\$2,300,000**, the buyer saves between **\$975,000** and **\$4,500,000** compared to acquiring an equivalent waterfront position and building from scratch — assuming such a position could even be found. With zero buildable lakefront lots in Lake Jovita and no other exempt parcels available, this opportunity is **irreplaceable**.

Note: Replacement analysis assumes a buyer would build a larger home (4,000+ SF) befitting this extraordinary waterfront position. The current home is 2,201 SF — the land value alone at \$2,300,000 represents approximately \$443,000 per acre for direct waterfront inside a gated championship golf community — in line with comparable Florida waterfront land values and supported by the property's unique exempt status.

Ideal Buyer Profile



Open living with lake views and pecky cypress character walls

Developer / Builder

The ultimate opportunity: 5.19 exempt waterfront acres inside a premier gated golf community with no architectural review or deed restrictions. Tear down and build a 10,000+ SF mega-estate, create a family compound, or develop the property to its highest and best use with complete freedom.

Lakefront Lifestyle Buyer

Buyers who dream of a true lakefront lifestyle with direct access to a pristine 166-acre spring-fed lake. Fishing, boating, water skiing, and spectacular sunsets from your private dock — all with 5.19 acres of privacy inside a gated community.

Land Investor

Investors recognizing the irreplaceable scarcity: 5.19 acres of exempt waterfront land inside a gated community, with zero comparable parcels available anywhere in the market. The land alone supports the asking price — the home, pool, and dock are a bonus.

Privacy & Freedom Seeker

Buyers who want the best of both worlds: the security and amenities of a premier gated community, combined with the freedom of an exempt property with no deed restrictions. Full gate access, golf, dining — without the rules that restrict every other homeowner.

Golf & Country Club Living

Avid golfers who want championship courses that have hosted PGA Tour School and US Open qualifying, combined with waterfront living on 5+ acres and the unique freedom of exempt status.

Pricing Summary

\$2,300,000

\$1,045 per square foot | 2,201 SF | 5.19 Waterfront Acres | Exempt Estate

Asking Price	\$2,300,000
Price per Square Foot	\$1,045
Price per Acre	\$443,160
Living Area	2,201 SF (3 Bed / 3 Bath)
Lot Size	5.19 Acres (Direct Waterfront — 200 ft frontage)
Legal Status	Exempt — deeded outside development, full community access
Lake	Clear Lake — 166 acres, spring-fed, crystal clear
Year Built	1996
Key Amenities	Private dock, pool, screened enclosure, lake views
Conservative Replacement	\$3,275,000+ (30% savings at asking price)
County Just Value	\$665,485 (2026 — does not reflect exempt status or scarcity)
Prior Sale	\$699,000 (August 2020)
Zestimate	\$1,018,900 (does not reflect exempt status or waterfront scarcity)
Estimated Value Range	\$729,000 - \$1,247,000 (automated, ignores unique factors)

Photo Gallery (1 of 5)

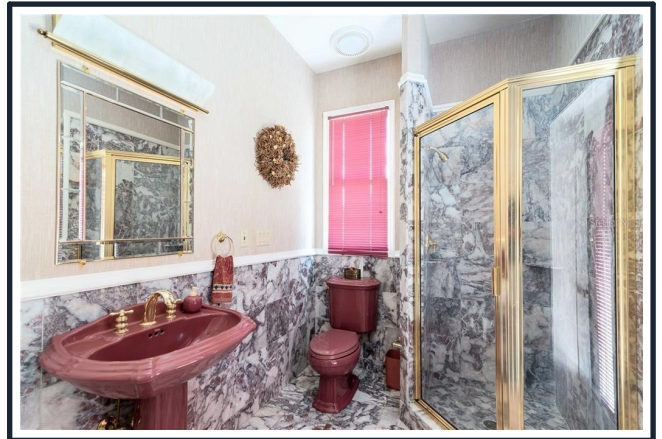
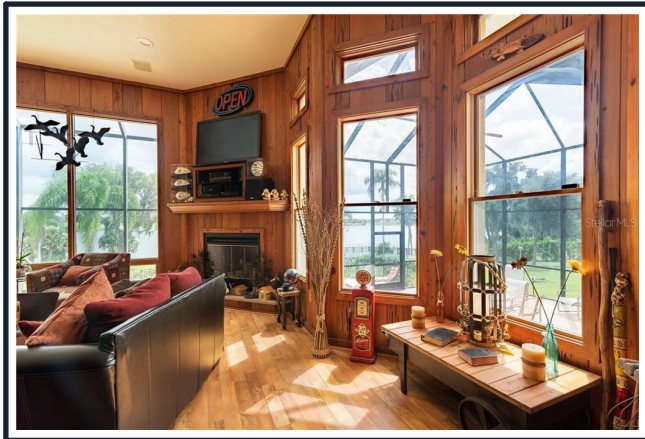


Photo Gallery (2 of 5)

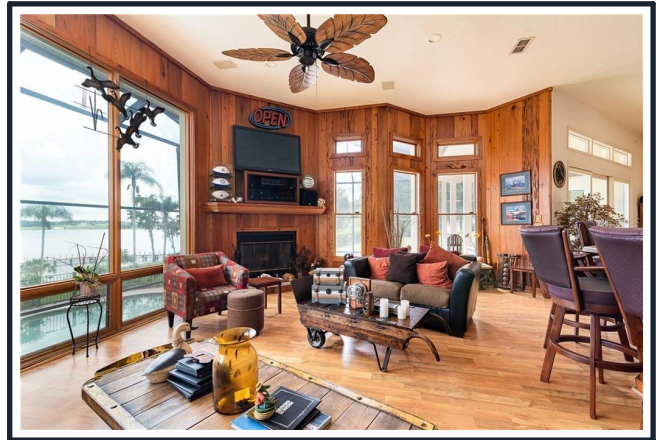


Photo Gallery (3 of 5)

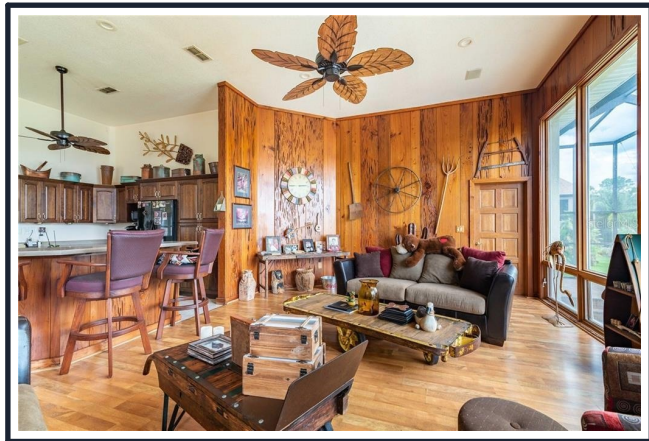
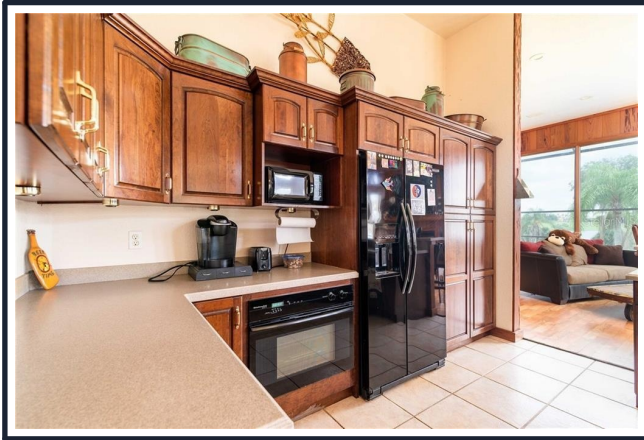


Photo Gallery (4 of 5)



Photo Gallery (5 of 5)



A.M. STERLING HOLDINGS

For inquiries regarding this exclusive offering,
please contact A.M. Sterling Holdings directly.

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Email	contact@amsterlingholdings.com
Property	12302 Tradition Drive, Dade City, FL 33525
Community	Lake Jovita Golf & Country Club (Exempt Estate)

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