

Hollywood New York Florida Film Locations

Sanford 32771



Bedrooms

- Bedrooms: 4
- Primary Bedroom Level: First
- Bedroom 1 Level: First
- Bedroom 2 Level: First

Other Rooms

- Total Rooms: 7
- Living Room Level: First
- Extra Room-1 Description: Interior In-Law Suite W/Private Entry

Bathrooms

- Total Bathrooms: 3
- Full Bathrooms: 3
- Bathroom 1 Level: First

Interior Features

- Ceiling Fans(S)
- Living Room/Dining Room Combo
- Primary Bedroom Main Floor
- Solid Wood Cabinets
- Flooring: Tile, Wood

Appliances

- Dishwasher
- Range
- Range Hood
- Refrigerator
- Tankless Water Heater
- Laundry Features: Outside, Washer Hookup

Heating and Cooling

- Cooling Features: Wall/Window Unit(S)
- Fireplace Features: Living Room, Primary Bedroom
- Heating Features: Electric, Propane

Kitchen and Dining

- Kitchen Level: First

Exterior

Exterior and Lot Features

- Storage
- Fencing: Wire
- Other Structures: Shed(S)
- Road Surface Type: Paved

Garage and Parking

- Attached Garage: Yes
- Garage Spaces: 1

Land Info

- Lot Size Acres: 0.58

- Lot Size Square Feet: 25110

Community

School Information

- High School: Seminole High
- Middle School: Sanford Middle

Homeowners Association

Rental Info

- Lease Term: Minimum Lease: No Minimum

In-Law Suite: Yes

- County: Seminole

Directions: From 17-92 And Lake Mary BLVD. Take 17-92 N To A Slight (L) Onto S French Ave. To A (R) Onto W 25 Th St. To A (L) Onto Sanford Ave. To A (R) On Rosalia Dr

- Tax Year: 2024
- Ownership: Fee Simple
- Source Property Type: Residential
- Area: 32771 - Sanford/Lake Forest
- Source Neighborhood: SAN LANTA 2 ND SEC
- Parcel Number: 31-19-31-508-1300-0190
- Postal Code Plus 4: 3589
- Public Survey Range: 31
- Public Survey Section: 31
- Subdivision: SAN LANTA 2 ND SEC
- Township: 19
- Zoning: SR 1 A
- Property Subtype: Single Family Residence
- Source System Name: C 2 C

Features

Building and Construction

- Total Square Feet Living: 2154
- Year Built: 1952
- Building Area Source: Public Records

- Building Area Total: 3024
- Construction Materials: Block, Concrete, Frame
- Direction Faces: South
- Foundation Details: Concrete Perimeter
- Levels: One
- Living Area Source: Public Records
- Living Area Units: Square Feet
- Property Age: 73
- Roof: Shingle

Utilities

- Sewer: Public Sewer
- Cable Connected
- Electricity Connected
- Public
- Sewer Connected
- Water Connected
- Water Source: Public

Home Features

- Other Equipment: Irrigation Equipment

Historic Creative Compound – Sanford, Florida

Located in the historic district of **Sanford**, approximately 55 miles from **Walt Disney World**, this 0.58-acre multi-structure property offers bold design, flexible staging environments, and strong visual character suitable for film, streaming, and event productions.

Property Overview

Main House

- 4 Bedrooms (garage conversion as optional third bedroom with retained garage functionality)
- 2 Fireplaces
- Oversized primary bathroom (planned division into dual baths)
- Eclectic kitchen featuring marble-look porcelain counters and Spanish tile backsplash
- Highly stylized, vibrant color schemes with contrasting door and trim detailing

- Ongoing upgrades: electrical improvements, exterior paint completion, added exit, kitchenette, and bath expansion

550 Sq. Ft. Mother-in-Law Suite

- Newly finished porch
- Private entrance
- Kitchenette and bathroom
- Rental compliant and production-ready

Auxiliary “Cabin” Unit

- Separate entrance
- Kitchenette and bath
- Flexible sleeping configurations (detachable triple and queen bunk systems)
- Adaptable for rental or scene staging

Grounds & Production Assets

- 0.58 acre lot with subdivision potential
- 14’ x 24’ gazebo structure (ideal for event, garden, or stylized scene setting)
- 12’ x 20’ event structure suitable for outdoor performances or gatherings
- 18 solar panels in checkerboard configuration
- Banana and lime trees
- Two storage sheds
- Installed security system
- Attic spaces with loft potential
- Extensive decorative and ambient lighting installations
- Room for future ADU or prefabricated structure

Community & Location Context

Sanford is one of America’s historic Black townships, offering authentic Southern architecture, civic engagement, and small-town texture north of Orlando. The area provides strong backdrop value for period pieces, indie features, community-centered storytelling, and holiday productions.

Ideal For

- Southern Gothic narratives
- Character-driven indie films
- Holiday productions
- Multi-family compound storylines
- Art and performance scenes
- Boutique rental or lifestyle series settings

Located in the historic district of **Sanford**, approximately 55 miles from **Walt Disney World**, 472 Rosalia Street is a visually distinctive, multi-structure creative compound offering strong cinematic texture, flexible layouts, and layered storytelling potential.

Property Overview

Main Residence

- Configured as 4 Bedrooms (garage conversion serves as third bedroom while retaining original door for optional reversion)
- 2 Fireplaces
- Expansive primary bathroom designed for division into dual baths
- Eclectic kitchen featuring marble-look porcelain counters and Spanish tile backsplash
- Bold, artistic color palettes with contrasting door and trim treatments
- Ongoing improvements include electrical upgrades, exterior painting, added exit, kitchenette installation, and bathroom expansion

The aesthetic blends Southern bungalow charm with expressive, character-driven design — ideal for productions seeking warmth, eccentricity, or lived-in authenticity.

550 Sq. Ft. Mother-in-Law Suite

- Newly constructed adjacent porch
- Private entrance
- Kitchenette and bathroom
- Fully compliant for short-term rental and production-ready
- Suitable for talent holding, guest house scenes, or compact living storylines

Auxiliary “Cabin” Unit

- Separate entrance
- Kitchenette and bath
- Flexible sleeping configurations (detachable triple and queen bunk systems)
- Adaptable for cast housing, staging, or small ensemble scenes

Grounds & Production Assets

- 0.58-acre lot with potential subdivision flexibility
- 14' x 24' gazebo structure (garden party, wedding, Southern gathering, or art-event staging)
- 12' x 20' secondary event structure suitable for performances or community scenes
- 18 solar panels in checkerboard configuration across structures
- Mature banana trees and lime tree
- Two storage sheds

- Installed security system
- Attic loft potential for stylized scenes
- Extensive decorative and ambient lighting installations
- Space for future ADU or prefabricated guest structure

The expansive yard allows for crew staging, outdoor event scenes, and festival-style setups.

Community & Setting

Sanford is one of America's historic Black townships, rich in architectural character and civic engagement. Located north of Orlando, it offers a textured Southern backdrop without sacrificing proximity to major production infrastructure.

The surrounding neighborhood supports:

- Historic Americana visuals
- Community-centered narratives
- Festival or small-town drama settings
- Holiday or Southern Gothic atmospheres

Ideal For

- Indie features
- Streaming series
- Holiday productions
- Multi-family compound storylines
- Artist residency or creative collective settings
- Character-driven dramedies

Production Logistics Sheet

Multi-Structure Residential Compound (Main House + MIL Suite + Auxiliary Cabin)

Lot Size

0.58 Acres

Access & Crew Flow

- Multiple separate entrances allow compartmentalized shooting zones
- Ideal separation for:
 - Talent holding (MIL Suite)
 - Wardrobe / HMU (Cabin Unit)
 - Main set (Primary Residence)
- Yard access suitable for equipment load-in
- Garage conversion retains original door for flexible access

Parking

- Limited on-site vehicle staging within yard
- Residential street parking (subject to city coordination & permits)
- Backyard space suitable for small basecamp or support vehicles

Basecamp Potential

- 14' x 24' gazebo structure suitable for Catering, Craft services, Production staging
- 12' x 20' secondary event structure for overflow holding
- Open yard adaptable for tenting

Power

- Standard residential electrical service
- 18 solar panels installed (supplemental sustainability feature)
- Generator tie-in recommended for high-draw lighting packages

Lighting & Atmosphere

- Strong natural Florida daylight exposure
- Two interior fireplaces
- Extensive decorative lighting installations (holiday and ambient)
- Mature banana and lime trees for tropical texture

Storage & Support

- Two exterior sheds for prop/equipment staging
- Attic loft potential for stylized scenes
- Installed security system

Best Use Cases

- Indie Features
- Streaming Series
- Holiday Productions
- Southern Gothic / Character Dramas
- Creative Collective / Ensemble Storylines
- Boutique Vacation or Lifestyle Series