

\$649,000 - 5130 Lake Bluff Cr Circle, Marianna

MLS® #744047

\$649,000

5 Bedroom, 5.00 Bathroom, 3,936 sqft
Residential on 4 Acres

Indian Springs, Marianna, FL

Large executive WATERFRONT home located in a Golf Course subdivision on 4.05 acres. This beautiful home sits on Merritt's Mill Pond which spans 4 miles in length and has been known for its crystal clear waters and world class fishing. The home features an elegant foyer as you walk through the front door with the formal dining room to the right and opens into the large living room with built-in entertainment center. Overlooking the living room is the breakfast room and kitchen that features custom cabinetry, granite counter tops, a big island with a gas cook top in the middle, and a peninsula for seating guest as dinner is prepared. The master suite includes a spacious bedroom with his and her walk-in closets and separate vanities in the bathroom, a jacuzzi tub/spa area overlooking the large back yard, a tiled walk-in shower, and wet room. Upstairs there is a spacious landing area, four nice sized bedrooms that each feature long dormer window areas, a Jack-n-Jill bathroom, and a second bathroom with access to the landing area and a bedroom. Downstairs there is also an office and a customized laundry room with plenty of built-ins. Walk out back onto the covered porch with plenty of space for entertaining while overlooking the beautiful back yard that descends down towards the water. The home sits up on top of the lot so that you can enjoy the water for the day and then come up to enjoy the peaceful afternoon in your back yard oasis with an abundance of wildlife wandering



across the property. Some clearing would need to be done to be able to potentially see the water from the house. Owners have a path mowed down to the dock on the water. The lot borders 24 acres of state property with 1800 feet of water frontage that acts as a buffer on one side. The county is currently in the process of providing public water and sewer to this location with construction to be completed within a couple of years or less. Call today for more information.

Built in 2000

Essential Information

MLS® #	744047
Price	\$649,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,936
Acres	4.05
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Other
Status	Active

Community Information

Address	5130 Lake Bluff Cr Circle
Area	09 - Jackson County
Subdivision	Indian Springs
City	Marianna
County	Jackson
State	FL
Zip Code	32446

Amenities

Utilities	Electricity Available, Other, Septic Available, See Remarks, Water Available
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Features	Cleared, Landscaped, Subdivision, Sloped, Wooded, Waterfront
Parking	Attached, Circular Driveway, Garage, Paved
# of Garages	2
Garages	Attached, Circular Driveway, Garage, Paved
Is Waterfront	Yes
Waterfront	Lake, Shoreline - Natural, Waterfront

Interior

Interior	Carpet, Hardwood, Tile
Interior Features	Breakfast Bar, Bookcases, Crown Molding, Coffered Ceiling(s), Kitchen Island, Pantry, Recessed Lighting, Split Bedrooms, Window Treatments
Appliances	Double Oven, Dishwasher, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units
# of Stories	2

Exterior

Exterior	Brick, Vinyl Siding
Exterior Features	Dock, Sprinkler/Irrigation, Porch
Lot Description	Cleared, Landscaped, Subdivision, Sloped, Wooded, Waterfront
Roof	Composition, Shingle
Construction	Brick, Vinyl Siding
Foundation	Slab

School Information

Elementary	Marianna K-8
Middle	Marianna K-8
High	Marianna

Additional Information

Date Listed	July 14th, 2023
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Listing Details

Listing Office	Chipola Realty
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