

# **\$2,500,000 - 66 Sawmill Rd, PONCE DE LEON**

MLS® #882013

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## **\$2,500,000**

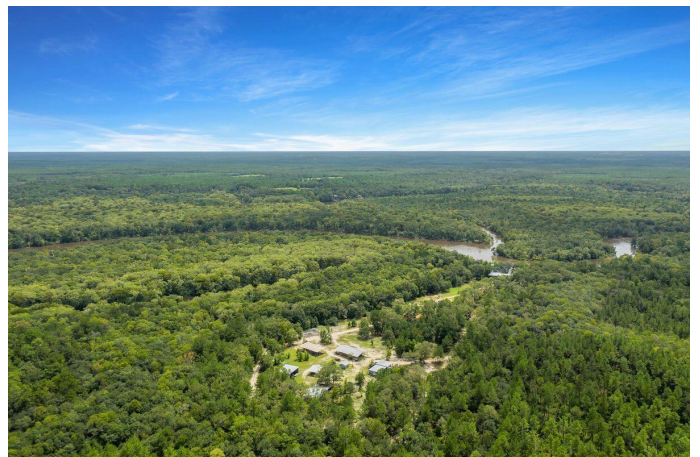
Bedroom, Bathroom, 2,103,948 sqft  
Land on 48 Acres

N/A, PONCE DE LEON, FL

Welcome to your own slice of paradise on the Choctawhatchee River! With 49+/- acres of stunning natural beauty, this property offers endless possibilities for both relaxation and development. Picture yourself casting a line into the river, surrounded by the soothing sounds of flowing water and the shade of majestic Cypress and Oak trees that have stood tall for over a century. While this property is the perfect place to call home, it also presents an exciting investment opportunity. With a Planned and platted 44 lot subdivision already in place, along with almost 8 acres of commercial property, you have the chance to create something truly special. Imagine building the ultimate Tom Sawyer Campground, where families can gather, make memories, and immerse themselves in the wonders of nature.

The estate home itself is a haven of comfort and luxury, boasting nearly 5,000 sq. ft of open living space. Whether you're hosting a dinner party or simply enjoying a quiet meal with your loved ones, the expansive balconies offer the perfect setting with breathtaking views of the river. And if you have guests staying over, the convenient first-floor apartment provides privacy and convenience.

Located in Bruce, you'll find yourself in a prime location with easy access to County Park, State Hwy 20, and just a short 30-minute drive to the Northwest Florida Beaches International Airport. And let's not forget about the



world-renowned beaches of Destin and 30A, where you can sink your toes into soft white sand and soak up the sunshine.

Don't miss the chance to own this incredible property that offers both tranquility and potential. Whether you're seeking an idyllic riverfront retreat or a profitable venture, this is a rare opportunity that should not be missed. Come and experience the magic for yourself! Contact us now to schedule your private tour and let your dreams become a reality.

**Essential Information**

|                |                  |
|----------------|------------------|
| MLS® #         | 882013           |
| Price          | \$2,500,000      |
| Square Footage | 2,103,948        |
| Acres          | 48.30            |
| Type           | Land             |
| Sub-Type       | Residential Land |
| Status         | Active           |

**Community Information**

|             |               |
|-------------|---------------|
| Address     | 66 Sawmill Rd |
| Area        | Freeport      |
| Subdivision | N/A           |
| City        | PONCE DE LEON |
| County      | WALTON        |
| State       | FL            |
| Zip Code    | 32455         |

**Amenities**

|               |  |
|---------------|--|
| Utilities     | Public Water Available, Septic Tank                            |
| Features      | Additional Land Available, Irregular, Within 1/2 Mile Of Water |
| Is Waterfront | Yes  |
| Waterfront    | Lake   |

**Exterior**

|                 |  |
|-----------------|--|
| Lot Description | Additional Land Available, Irregular, Within 1/2 Mile Of Water |
|-----------------|--|

**School Information**

|            |          |
|------------|----------|
| Elementary | FREEPORT |
| Middle     | FREEPORT |
| High       | FREEPORT |

**Additional Information**

|                 |                                       |
|-----------------|---------------------------------------|
| Days on Website | 974                                   |
| Zoning          | Commercial, Residential Single Family |
| HOA Fees        | 0.00                                  |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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