

# **\$300,000 - 10672 Co Highway 3280, PONCE DE LEON**

MLS® #940880

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## **\$300,000**

3 Bedroom, 2.00 Bathroom, 1,404 sqft  
Residential on 1 Acres

### **METES & BOUNDS, PONCE DE LEON, FL**

Don't miss out on this exceptionally well-maintained property situated on just over an acre. This 3 bedroom / 2 bathroom home is an outdoorsman's dream and is also a short distance to several boat launches into the Choctawhatchee River! As you enter this home you will immediately notice the open concept feel with a spacious living room area connecting to the kitchen and dining area. The living, dining and kitchen area have new LVP flooring. The kitchen has been updated with new cabinets and appliances. This home also offers a split bedroom floor plan, with the master bedroom located just off the dining area. The two additional bedrooms are located off to the lefthand side of the home, along with another bathroom which features a tub/shower combination. Outside features an above Ground Pool, and a screened in cook shed that has water and power available. There is also a 24 x 36 Pole barn, with attached 12 x 36 workshop, equipped with power. This property is located just a short 15-minute drive to the Freeport Publix, and just 20 minutes to Santa Rosa Beach where there is an abundance of shopping, restaurants and more !

Built in 1986

### **Essential Information**

MLS® #	940880
Price	\$300,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,404
Acres	1.02
Year Built	1986
Type	Residential
Sub-Type	Detached Single Family
Style	Manufactured
Status	Active

## Community Information

Address	10672 Co Highway 3280
Area	Freeport
Subdivision	METES & BOUNDS
City	PONCE DE LEON
County	WALTON
State	FL
Zip Code	32455

## Amenities

Utilities	Electric Available, Private Well, Gas - Propane, Septic Tank
Has Pool	Yes
Pool	Private, Pool - Above Ground, Community

## Interior

Interior Features	Furnished - None, Pantry, Split Bedroom, Floor Vinyl, Window Treatmnt Some
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Stove/Oven Gas, Washer
Heating	Heat: Wall/Window
Cooling	Ceiling Fans, A/C: Window/Wall
# of Stories	1

## Exterior

Exterior	Roof Metal
Exterior Features	Patio Covered, Yard Building, Fenced Lot-Part, Pool - Above Ground, Workshop
Lot Description	Within 1/2 Mile Of Water
Roof	Roof Metal

## School Information

Elementary	FREEPORT
Middle	FREEPORT
High	FREEPORT

**Additional Information**

Days on Website	122
Zoning	Residential Single Family, County, Mobile Home
HOA Fees	0.00

**Listing Details**

Listing Office	Compass
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