

# \$549,900 - 6198 Co Hwy 183b, PONCE DE LEON

MLS® #941635

## \$549,900

3 Bedroom, 2.00 Bathroom, 3,229 sqft  
Residential on 42 Acres

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

This is one of those undeniably special properties that rarely comes on the market. The setting of this 42 acre parcel is magical, and is practically begging for a beautiful home to be built on the knoll overlooking the 6-7 acre stocked pond. Located just 10 minutes from downtown DeFuniak Springs, surrounded by other medium/large parcels, providing the peace and tranquility you've been searching for. The brick and block home is over 3200sf with sprawling rooms, including a game room and a kitchen whose size rivals most family rooms! While it is ready for updates, the brick and block structure appears to be sound with the vast majority of the value in the land. The pond is perfectly picturesque. There is a sizable hay barn with approximately 13 acres in pasture and wooded with large trees along the perimeter, creating a beautiful and useful buffer from any neighbors. The house offers a large attached 2 car garage plus an additional detached, oversized 2 car garage/workshop with tall rollup doors, suitable for boats or other equipment and toys. There are several block buildings scattered across the property that appear to have been used previously for animals, which could serve as much needed extra storage as well. Don't wait to make this enchanting property your own.

Built in 1968

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | 941635                 |
| Price          | \$549,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 3,229                  |
| Acres          | 42.00                  |
| Year Built     | 1968                   |
| Type           | Residential            |
| Sub-Type       | Detached Single Family |
| Style          | Traditional            |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6198 Co Hwy 183b    |
| Area        | North Walton County |
| Subdivision | METES & BOUNDS      |
| City        | PONCE DE LEON       |
| County      | WALTON              |
| State       | FL                  |
| Zip Code    | 32455               |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Electric Available, Private Well, Septic Tank   |
| Parking Spaces | 4   |
| Parking        | Garage: Attached, Garage: Detached, See Remarks |
| # of Garages   | 4   |
| Is Waterfront  | Yes   |
| Waterfront     | Lake, Pond                                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-In Bookcases, Fireplace, Floor Laminate, Furnished - Some, Kitchen Island, Needs Work, Pantry, Walls Paneled, Washer/Dryer Hookup, Window Treatmnt Some |
| Appliances        | Refrigerator, Stove/Oven Electric   |
| Heating           | Heat: Central Electric  |
| Cooling           | A/C: Central Electric   |
| Fireplace         | Yes   |
| Fireplaces        | Fireplace   |

# of Stories1

Exterior

ExteriorBlock, Siding Brick All, Roof Metal, Foundation Slab On Grade, Trim Wood  
Exterior FeaturesFenced Back Yard, Fenced Chain Link, Needs Work, Patio Open, Workshop, Yard Building  
Lot DescriptionCleared, See Remarks, Within 1/2 Mile Of Water, Wooded  
RoofBlock, Roof Metal  
FoundationFoundation Slab On Grade

School Information

ElementaryMAUDE SAUNDERS  
MiddleWALTON  
HighWALTON

Additional Information

Days on Website110  
ZoningCounty, Horses Allowed, Residential Single Family  
HOA Fees0.00

Listing Details

Listing OfficeKim & Company

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