

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

MLS® #944261

## \$2,500,000

4 Bedroom, 4.00 Bathroom, 5,000 sqft  
Residential on 49 Acres

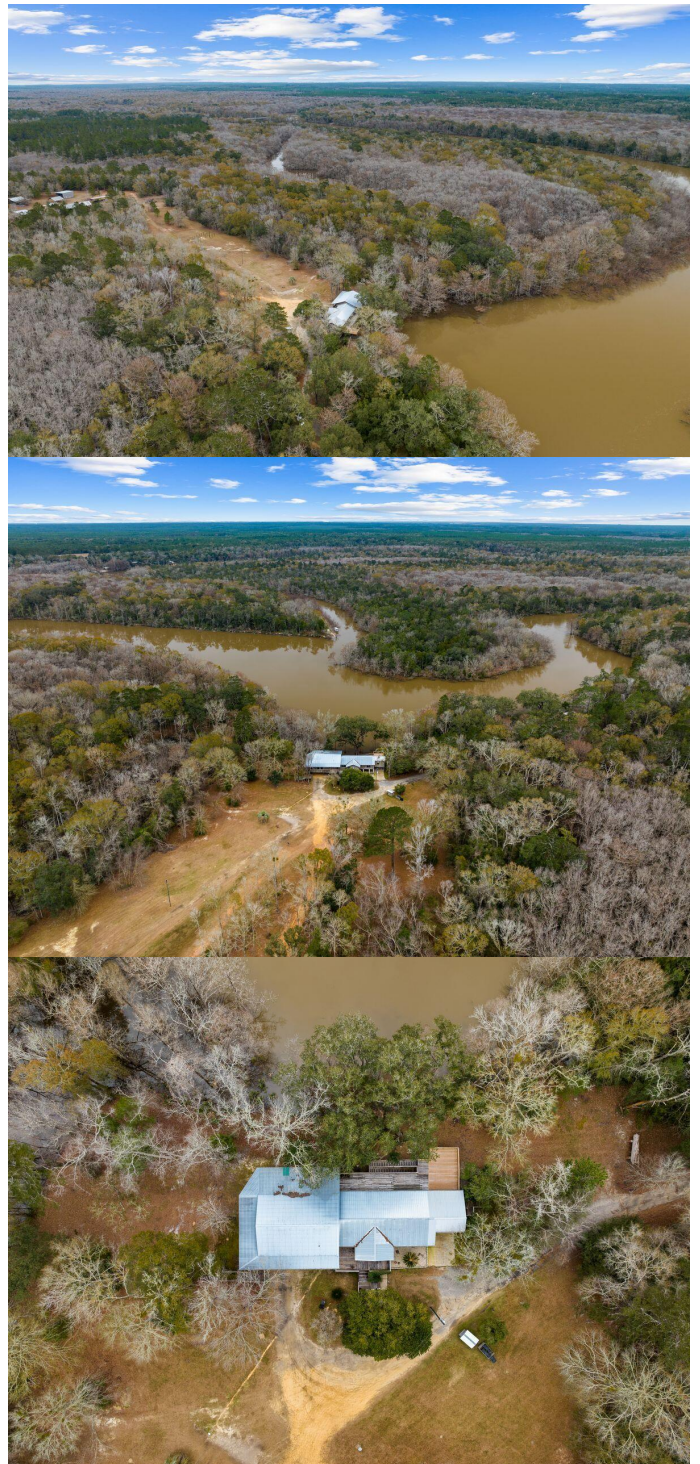
N/A, PONCE DE LEON, FL

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.

Built in 1948

## Essential Information

MLS® #	944261
Price	\$2,500,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,000
Acres	49.30
Year Built	1948
Type	Residential
Sub-Type	Detached Single Family
Style	Country



Status	Active
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## Community Information

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

## Amenities

Utilities	Electric Available, Private Well, Septic Tank, TV Cable Available
Is Waterfront	Yes
Waterfront	Lake, River

## Interior

Interior Features	Built-In Bookcases, Ceiling Vaulted, Fireplace, Floor Hardwood, Floor Tile, Furnished - None, Guest Quarters, Lighting Recessed, Lighting Track, Pantry, Split Bedroom, Walls Paneled, Window Treatment All
Appliances	Microwave, Oven Double, Refrigerator, Smooth Stovetop Rnge, Stove/Oven Electric
Heating	Heat: Central Electric
Cooling	A/C: Central Electric
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

## Exterior

Exterior	Foundation Stilts, Frame, Roof Metal, Roof Pitched, Siding Wood
Exterior Features	Patio Covered, Porch Covered, Porch Open, Separate Living Area
Lot Description	Additional Land Available, Irregular, Within 1/2 Mile Of Water
Roof	Roof Metal, Roof Pitched
Construction	Frame
Foundation	Foundation Stilts

## School Information

Elementary	FREEPORT
Middle	FREEPORT
High	FREEPORT

**Additional Information**

Days on Website	72
Zoning	Commercial, Residential Single Family
HOA Fees	0.00

**Listing Details**

Listing Office	Scenic Sotheby's International Realty
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