

\$240,000 - 12256 Hwy 81, Ponce De Leon

MLS® #956147

\$240,000

5 Bedroom, 3.00 Bathroom, 1,820 sqft
Mobile Home on 9.00 Acres

METES & BOUNDS, Ponce De Leon, FL

🌿 Nature-Lovers' Retreat | 400-Acre Conservation Backdrop 🪵Escape to a private sanctuary where wildlife is abundant! 🦅 This unique property is partially bordered by nearly 400 acres of protected conservation lands, ensuring your peace and privacy will last a lifetime. 🌲 🔧 Ready-to-Occupy. The heavy lifting is already done! 🛠️ This 9ac parcel is fully equipped with a 5-bedroom 3 bathroom home with these essential infrastructure upgrades:💧 New Deep Well: Reliable, fresh water source.🚽 New Septic System: Installed and ready for immediate use.⚡New Power Pole: On-site electricity is active and connected. 🍃The Land & Atmosphere🌳 Natural Beauty: This property is dotted with stunning hardwood trees and a tranquil, spring-fed pond on the southwest side. 🦆🔨 Improvement Special: The existing mobile home on-site is perfect for the family who wants to customize the look and add some finishing touches but is ready to go. 🏡Bring your tools, your vision, and move right in!📞 Schedule your private tour today! 💰 Flexible Owner Financing Available! Skip the bank hassle with these attractive, customizable seller-carry terms:💰 💵 Down Payment: \$75,000 upfront gets you the keys.📝 Purchase Money Mortgage: Financing starts at \$175,000.📉 Locked-In Rate: Enjoy a



fixed 6% interest rate. Low Monthly Payment: Just \$1,476.75 (P&I), Balloon in 12 months, amortized 15yrs sched. Even and investor can win with this structured payment program. Call today, close fast

Built in 2010

Essential Information

MLS® #	956147
Sold Price	\$240,000
List Price	\$259,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,820
Acres	9.00
Year Built	2010
Type	Mobile Home
Sub-Type	Mobile Home
Style	Mobile Home
Status	Sold

Community Information

Address	12256 Hwy 81
Area	20 - Freeport
Subdivision	METES & BOUNDS
City	Ponce De Leon
County	Walton
State	FL
Zip Code	32455

Amenities

Utilities	Private Well, Septic Tank
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Cathedral Ceiling(s), Fireplace, Split Bedroom, Washer/Dryer Hookup
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Appliances	Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Lot Description	Dead End, Easements, Interior Lot, Level, See Remarks, Within 1/2 Mile to Water, Wooded
Roof	Metal
Construction	Siding Vinyl

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Days on Website	772
Zoning	Agriculture, County, Horses Allowed, Mobile Home, Resid Single Family, Unrestricted, See Remarks

Listing Details

Listing Office	Gulf Real Estate
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