

\$280,000 - 1310 Carlis Lane, Westville

MLS® #1006121

\$280,000

3 Bedroom, 2.00 Bathroom, 1,864 sqft

Detached Single Family on 5.00 Acres

N/A, Westville, FL

Multiple offers received and under review. At seller's direction, no additional showings or new offers will be considered at this time.

5 Acres | No HOA | No Deed Restrictions |
Move-In Ready | Florida Panhandle



There's a moment when you pull down that long driveway, cut the engine, and just... listen. No traffic. No neighbors. No HOA letter in the mailbox. Just five acres of yours, trees, sky, and the kind of quiet that reminds you why you wanted land in the first place.

That's what 1310 Carlis Lane feels like.

This isn't just a house in the Florida Panhandle. It's the place where you finally build the garden you've been pinning for three years. Where the kids chase fireflies after dinner. Where you can park the truck on the grass if you want to, because nobody's going to tell you otherwise.

And when you're ready to leave the property, the best of North Florida is right outside your door. Holmes Creek is a state-designated canoe trail with crystal-clear spring water, towering cypress trees, and some of the best bream and bass fishing in the Panhandle. The Choctawhatchee River, Florida's third largest river system, runs right through Holmes County, with boat ramps, paddling trails, and trophy largemouth bass waiting around every

bend. Lake Victor, just minutes away, is a 130-acre fish management area loaded with bass, bream, and shellcracker. Ponce de Leon Springs and Morrison Springs are a short drive for swimming in 68-degree water on a hot summer day. Cypress Spring. Beckton Spring. Old growth hardwood swamps. This part of Florida is largely unexplored by the crowds and that's exactly the point.

The home sits on a full five private acres in Westville, tucked into Holmes County, where property taxes are low, the pace is slow, and the land still means something. Inside, you've got real living space, room to breathe, room to gather, room to make it yours. Step outside and the land opens up around you, tree-lined, private, and wide open with possibility.

The well and septic are already in place. The hard part's done. What you do with the rest is entirely up to you.

USDA and VA financing may be available, meaning this life might cost you less to start than you think. Westville puts you about 25 miles from DeFuniak Springs and under two hours from Pensacola and Panama City Beach, close enough to everything, far enough from all of it.

Some properties are just square footage. This one is a fresh start. The roof was replaced in 2013. The HVAC was replaced in 2022.

Ready to come see it? Call or text to schedule your private showing today!

Built in 1972

Essential Information

MLS® #	1006121
Sold Price	\$280,000

List Price	\$184,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,864
Acres	5.00
Year Built	1972
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	1310 Carlis Lane
Area	30 - Other Counties
Subdivision	N/A
City	Westville
County	Holmes
State	FL
Zip Code	32464

Amenities

Utilities	Private Well, Septic Tank
Parking	Carport

Interior

Interior Features	Fireplace
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Roof	Shake
Construction	Brick

School Information

Elementary	Not Available
Middle	Not Available

High Ponce de Leon (HC)

Additional Information

Days on Website 82

Zoning Resid Single Family, Unrestricted

Listing Details

Listing Office EXP Realty LLC

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