

\$1,800,000 - 13935 Blue Springs Road, Youngstown

MLS® #984647

\$1,800,000

6 Bedroom, 6.00 Bathroom, 5,563 sqft

Farm on 100.00 Acres

None, Youngstown, FL

100-Acre Equestrian Estate with Creek, Luxury Home, Barn, & Barndominium. Exceptional 100-acre estate with creek frontage, luxury residence, and equestrian facilities - offered as three total parcels. Immaculately maintained grounds feature rolling pastures, rare trees, and a scenic creek winding through the property. Parcel 1 - 35 Acres The main residence is a showcase of state-of-the-art construction with 2,962 heated/cooled sq ft, offering 5 bedrooms, 3 full bathrooms, and a gourmet kitchen with cherry soft-close cabinets, granite, stainless appliances and a large gathering island. The 30' wide balcony captures breathtaking views of the surrounding landscape, while the owner's suite features a spa-like ensuite bathroom with a soaking tub, walk-in shower, and dual walk-in closets. The main level is a split bedroom floor plan with engineered hardwood flooring throughout the main living areas and bedrooms. The two additional bedrooms, and full bathroom with double vanities are on the opposite side of the home from the owner's suite. The second floor offers two bedrooms and a full bathroom, ideal for guests or family, while the main level ensures room to spread out. A 60' unfinished basement on a solid concrete slab provides endless possibilities, complete with a covered porch and windows. Every detail has been thoughtfully designed, including a fire suppression system, central vacuum, Generac whole-house generator with auto start, and Culligan water filtration system. A spacious



three-car garage completes this home. An immaculate workshop provides versatility with a two-car garage, farm style sink, refrigerator, and a full bathroom - perfect for a hobby room, separate office/home business, or additional storage. Parcel 2 - Adjoins parcel 1 to the north with approximately 30 Acres of heavily wooded grounds, and approximately 975 ft of creek frontage, perfect for trails, hunting, or privacy. Parcel 3 - 35 Acres The southernmost parcel serves as the equestrian and agricultural heart of the property. Here you'll find the barndominium, equestrian barn, fenced pastures, and multiple equipment storage buildings. The barndominium offers approximately 1,444 sq ft of living space, with a full kitchen, half bath on the main level, and an upstairs master suite with a balcony featuring a spa-style bathroom, double vanities, dual walk-in closets, a spacious living room, and bonus/flex space. Equestrians will delight in the barn facilities, which include three horse stalls with pivot feeders, a wash station, and an automatic fly-spray system in the stalls. The barn also has an oversized laundry facility, feed room, and back-up generator. The pastures are fully fenced with a run-in shed, raised covered feeding area, and two additional storage buildings for equipment behind the barn. Beyond its exceptional amenities, the estate is enhanced with over 2,000 trees thoughtfully planted across the landscape, creating a one-of-a-kind natural sanctuary. A gated main entry and two additional gated access points ensures both privacy and convenience for the three different parcels offered. A rare opportunity to own a luxury creekfront equestrian estate designed for both comfort and functionality. *All measurements and information approximate, please verify if important.

Built in 2005

Essential Information

MLS® #	984647
Sold Price	\$1,800,000
List Price	\$1,875,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,563
Acres	100.00
Year Built	2005
Type	Farm
Sub-Type	Farm
Style	Traditional
Status	Sold

Community Information

Address	13935 Blue Springs Road
Area	27 - Bay County
Subdivision	None
City	Youngstown
County	Bay
State	FL
Zip Code	32466

Amenities

Utilities	Electric, Private Well, Septic Tank
Parking	Boat, Attached Carport, Garage Detached, Oversized, Carport
# of Garages	3

Interior

Interior Features	Breakfast Bar, Beamed Ceilings, Cathedral Ceiling(s), Kitchen Island, Split Bedroom
Appliances	Dishwasher, Freezer, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Balcony, Fenced Cross
Lot Description	Wooded
Windows	Window Treatments
Construction	Brick
Foundation	Slab

School Information

Elementary	Deane Bozeman
Middle	Merritt Brown
High	Deane Bozeman

Additional Information

Days on Website	387
Zoning	Agriculture, County, Horses Allowed

Listing Details

Listing Office	Century 21 Ryan Realty
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