

\$150,000 - 6188 Old River Road, Baker

MLS® #974765

\$150,000

1 Bedroom, 1.00 Bathroom, 374 sqft
Manufactured Home on 7.16 Acres

METES & BOUNDS, Baker, FL

BACK ON THE MARKET AT NO FAULT OF SELLERS!!!! Welcome to a truly one-of-a-kind camp retreat nestled on 7 serene acres of partially cleared and wooded land. This property offers the perfect balance of off-grid charm and modern convenience. It is an ideal haven for homesteaders, nature lovers, or anyone looking to unplug in style. At the heart of the retreat is a custom-built tiny home that's as functional as it is cozy. Attached to the main living space is a fully screened-in porch—perfect for relaxing with a morning coffee or enjoying summer nights without the bugs. A separate laundry and storage room add to the home's practicality, making long stays or full-time living effortless. The land itself is rich with features and ready for your vision. A partially cleared homesite on the north end of the property offers the perfect spot for building your dream home or expanding your retreat, and with electric, septic, and well already in place on the property from a recently removed mobile home near the tiny home, you'll save significant time and cost on development. An RV electrical hookup is on-site, perfect for guests, travel enthusiasts, or temporary stays while building. A storm shelter provides peace of mind during severe weather, while fencing for goats, ducks, and chickens makes it ideal for hobby farming or a self-sufficient lifestyle. There's also a dedicated dog pen for your furry companions and a batting cage for recreation and fun. For the green thumb, a garden shed wired with



electricity and a raised garden bed support your gardening goals, and the large fire pit area invites gatherings and stargazing nights. Tucked away on the property is access to a gentle creek, adding to the natural beauty and serenity of the setting. Whether you're seeking a peaceful weekend escape, a starter homestead, or a basecamp for your next big adventure, this unique property is ready to welcome you. Opportunities like this don't come around often schedule your private showing today and see all that this special retreat has to offer. Cash Only.

Built in 2022

Essential Information

MLS® #	974765
Sold Price	\$150,000
List Price	\$155,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	374
Acres	7.16
Year Built	2022
Type	Manufactured Home
Sub-Type	Manufactured Home
Style	Manufactured
Status	Sold

Community Information

Address	6188 Old River Road
Area	25 - Crestview Area
Subdivision	METES & BOUNDS
City	Baker
County	Okaloosa
State	FL
Zip Code	32531

Amenities

Utilities	Electric, Private Well, Septic Tank
Is Waterfront	Yes
Waterfront	Creek

Interior

Interior Features	Kitchen Island, Washer/Dryer Hookup
Appliances	Dishwasher, Electric Water Heater
Cooling	Window Unit(s)
# of Stories	1

Exterior

Exterior Features	Yard Building
Lot Description	Wooded
Roof	Metal

School Information

Elementary	Baker
Middle	Baker
High	Baker

Additional Information

Days on Website	507
Zoning	Mobile Home, Resid Single Family

Listing Details

Listing Office	Keller Williams Realty Cview
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