

\$579,000 - 2970 Woodymarion Drive, Chipley

MLS® #1008906

\$579,000

3 Bedroom, 2.00 Bathroom, 2,072 sqft

Detached Single Family on 4.71 Acres

NO RECORDED SUBDIVISION, Chipley, FL

Welcome to your own private waterfront retreat on beautiful Spring Pond. Situated on a 4.71-acre waterfront parcel with approximately 215 feet of freshwater frontage, this exceptional custom-built home offers a rare combination of privacy, luxury, and outdoor recreation. Approximately 2.5 to 3 acres are high and dry, providing ample room for the home, beautifully landscaped grounds, and outdoor living, while the remaining acreage extends into the pristine waters of Spring Pond, enhancing both the property's privacy and waterfront appeal.

Built in 2016 and featuring a brand-new roof installed in 2026, the true showpiece is the expansive private white sand beach spanning nearly two-thirds of an acre, creating a setting that feels more like a secluded resort than a private residence. From the moment you enter, soaring 16-foot ceilings create an impressive first impression, while wood-look tile flooring extends throughout the home, blending timeless style with everyday durability. The spacious living room is highlighted by custom built-in bookcases that convey with the sale, and oversized windows capture breathtaking views of the backyard and waterfront beyond. The open-concept kitchen is designed for gathering, featuring a massive, oversized granite island, custom cabinetry, abundant workspace, and seamless flow into the living and dining areas. The primary suite offers a peaceful retreat with generous space, a



custom headboard that conveys with the home, and a luxurious ensuite bath complete with a soaking tub, double vanity, and oversized tiled walk-in shower with a built-in bench. It also offers private access to the home's spacious screened-in porch.

One of the home's most impressive features is the 59-foot by 10-foot screened porch, where you'll enjoy panoramic views of the property and water. Whether you're enjoying your morning coffee, entertaining friends, or simply relaxing at sunset, the scenery provides a sense of peace that's difficult to find. Every detail throughout the home has been thoughtfully designed to create both comfort and functionality.

The backyard is truly something special. Mature landscaping, lush vegetation, apple trees, blueberry bushes, and seasonal blackberry patches create a private sanctuary where nature surrounds you. The crystal-clear waters of Spring Pond invite endless outdoor recreation, including kayaking, paddleboarding, swimming, boating, jet skiing, and fishing for largemouth bass, bluegill, bream, and other freshwater species. With approximately 215 feet of shoreline and your own massive white sand beach, every day feels like a vacation without ever leaving home.

Additional features include a spacious two-car garage, a private well supplying an eight-zone irrigation system, and no HOA restrictions. You'll enjoy exceptional privacy while still being conveniently located just 20 minutes from Lynn Haven, providing easy access to shopping, dining, schools, and everyday conveniences.

As you make your way home, you'll pass the Greenhead Fire Department, a nearby amenity

that contributes to more favorable homeowner's insurance rates, followed by scenic horse pastures that set the tone for the peaceful surroundings ahead. Tucked away on the shores of Spring Pond, this exceptional property offers a rare combination of privacy, natural beauty, and waterfront living. Whether you're spending your days relaxing on your private white sand beach, fishing from your backyard, or simply taking in the tranquil views, this is a place where life moves at a slower pace. If you've been dreaming of a home where modern comfort meets the serenity of nature, this one-of-a-kind waterfront retreat is ready to welcome you home. This is more than a waterfront home; it's your own private freshwater paradise.

Built in 2016

Essential Information

MLS® #	1008906
Price	\$579,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,072
Acres	4.71
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	2970 Woodymarion Drive
Area	30 - Other Counties
Subdivision	NO RECORDED SUBDIVISION
City	ChIPLEY
County	Washington

State	FL
Zip Code	32428

Amenities

Utilities	Electric, Private Well, Septic Tank
Parking	Garage
# of Garages	2
View	Lake, Pond
Is Waterfront	Yes
Waterfront	Lake Front, Pond
Water View	Lake, Pond

Interior

Interior Features	Bookcases, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Freezer, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Sprinkler System
Lot Description	Cleared, See Remarks, Survey Available, Within 1/2 Mile to Water
Roof	Shingle
Construction	Stone, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	See Remarks
Middle	See Remarks
High	See Remarks

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	ERA Neubauer Commercial
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