

\$2,800,000 - 3308 Broadview Circle, Crestview

MLS® #999995

\$2,800,000

5 Bedroom, 6.00 Bathroom, 7,169 sqft

Farm on 60.00 Acres

METES & BOUNDS, Crestview, FL

Experience the pinnacle of luxury ranch living on this breathtaking 60-acre equestrian estate, where world-class horse facilities meet an exceptionally built custom residence. Designed for both functionality and refined living, this property offers a rare opportunity to own a fully equipped horse ranch without compromising on modern comfort and sophistication.

GO TO MORE!!!! Equestrian enthusiasts will appreciate the thoughtfully designed facilities, including a 10-stall stable, professional riding arena, dedicated cool-down ring, and a fully equipped horse washing station. Four white vinyl-fenced paddocks provide both safety and aesthetic appeal, while a pole barn and chicken coop add versatility for a true working ranch. The land itself is equally impressive, featuring a stocked pond and a stunning year-round creek with a rare white sandy bottom--creating a serene and picturesque environment.

Additional infrastructure includes a 40x60 metal building/shop with a 15x50 heated and cooled finished section, ideal for a workshop, office, or hobby space, as well as a convenient RV pad. Fenced fruit trees offer protection from wildlife while adding a sustainable living element to the property.

A gated concrete driveway leads to the estate's crown jewel--a superior construction custom home built with ICF (Insulated



Concrete Form) for maximum durability, energy efficiency, and storm resistance. The residence boasts an impressive 10,160 square feet under roof, with 7,169 square feet of heated and cooled living space.

Inside, the home is designed for both everyday living and grand entertaining. Featuring 5 spacious bedrooms, 4 with their own private bathroom, plus 2 additional half baths, the layout offers privacy and convenience throughout. A dedicated office, private movie theater, and a state-of-the-art smart home system elevate the living experience.

The chef's kitchen is a true showpiece, complete with commercial-grade appliances, quartz countertops, a large breakfast area, separate formal dining space, and a walk-in pantry with custom shelving. An oversized wood-burning fireplace anchors the main living area, while a dedicated bar and wine storage area create the perfect setting for entertaining.

Each bedroom includes custom-designed closets, and the home continues to impress with an expansive 1,101-square-foot 3-car garage featuring polyaspartic flooring and foam insulation. A backup natural gas generator ensures peace of mind and uninterrupted comfort.

Step outside to your private resort-style retreat, where a screened-in pool, hot tub, and fully equipped outdoor kitchen create the ultimate entertaining space--perfect for enjoying quiet evenings or hosting large gatherings.

A separate 1,800-square-foot guest home with 2 bedrooms and 2 bathrooms offers incredible flexibility for ranch hands, extended family, or rental income potential.

This exceptional property seamlessly blends luxury, functionality, and natural beauty--ideal for a working horse ranch, private estate, or multi-use investment opportunity.

Built in 2009

Essential Information

MLS® #	999995
Price	\$2,800,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	7,169
Acres	60.00
Year Built	2009
Type	Farm
Sub-Type	Farm
Style	Mediterranean
Status	Active

Community Information

Address	3308 Broadview Circle
Area	25 - Crestview Area
Subdivision	METES & BOUNDS
City	Crestview
County	Okaloosa
State	FL
Zip Code	32539

Amenities

Utilities	Electric, Gas - Propane, Private Well, Public Water, Septic Tank
Parking	Detached Carport, Guest, Oversized, RV Access/Parking, Garage, Covered
# of Garages	3
View	Creek/Stream
Is Waterfront	Yes
Waterfront	Pond, Stream

Water View	Creek/Stream
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Central Vacuum, Breakfast Bar, Cathedral Ceiling(s), Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Upgraded Media Wing, Washer/Dryer Hookup
Appliances	Dishwasher, Microwave, Double Oven, Range Hood, Refrigerator, Tankless Water Heater

Exterior

Exterior Features	Outdoor Grill, Columns, Private Yard, Pool - Enclosed, Outdoor Shower, Yard Building, Separate Living Area, Rain Gutters
Windows	Storm Window(s)
Roof	Slate
Construction	ICFs (Insulated Concrete Forms), Stucco

School Information

Elementary	Walker
Middle	Davidson
High	Crestview

Additional Information

Zoning	Agriculture, County, Horses Allowed, Mobile Home, Resid Multi-Family, Resid Single Family, Unrestricted
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Listing Details

Listing Office	La Bella Vita Property Group LLC
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