

# \$595,000 - 5723 State Highway 2, Westville

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MLS® #990943

**\$595,000**

4 Bedroom, 2.00 Bathroom, 2,296 sqft  
Detached Single Family on 45.36 Acres

n/a, Westville, FL

Price Reduced! Looking for country living, yet close to everything? Look no further!  
This beautiful 45+ACRE PROPERTY WITH A 4 BEDROOM HOME is ready for you!

The brick main home features 4 bedrooms, 2 baths, & nearly 2,300 sq ft of living space, plus a walkout basement. Inside, you'll enjoy a spacious eat-in kitchen equipped with a double oven, cooktop, microwave, refrigerator, and a new dishwasher. The home also offers a separate dining room and a separate living room with a cozy fireplace.

The land is a perfect mix of cleared and wooded acreage, complete with a freshwater pond. Additional property features include:

- Detached garage/workshop with electricity and metal roof
- Pole barn with horse stall and chicken coops
- Additional horse stalls
- Fenced & cross-fenced horse pasture
- Irrigation system
- A variety of trees, including blueberry and pomegranate
- Ample space ideal for hunting

Recent updates provide added peace of mind: new flooring in the master bedroom and first bedroom, fresh interior paint throughout, new dishwasher, new guest vanity, both HVAC systems serviced this year, well pump serviced this year, and septic tank pumped this year.



Nestled in a private North Walton County setting, yet only one hour from the white sandy beaches of the Emerald Coast and the Northwest Florida Beaches International Airport in Panama City Beach, this property truly offers the best of both worlds.

See the full detailed feature sheet in the Documents section.

Thank you for considering make this one your new home!

Built in 1980

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 990943                 |
| Price          | \$595,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,296                  |
| Acres          | 45.36                  |
| Year Built     | 1980                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Ranch                  |
| Status         | Active                 |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 5723 State Highway 2     |
| Area        | 23 - North Walton County |
| Subdivision | n/a                      |
| City        | Westville                |
| County      | Walton                   |
| State       | FL                       |
| Zip Code    | 32464                    |

**Amenities**

|           |                                     |
|-----------|-------------------------------------|
| Utilities | Electric, Private Well, Septic Tank |
|-----------|-------------------------------------|

|              |                                               |
|--------------|-----------------------------------------------|
| Parking      | Garage Detached, Oversized, RV Access/Parking |
| # of Garages | 2                                             |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Fireplace, Newly Painted, Split Bedroom, Washer/Dryer Hookup |
| Appliances        | Cooktop, Dishwasher, Microwave, Double Oven                  |
| Heating           | Central                                                      |
| Cooling           | Central Air                                                  |
| # of Stories      | 1                                                            |
| Has Basement      | Yes                                                          |
| Basement          | Unfinished                                                   |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Fenced Cross, Yard Building |
| Windows           | Window Treatments           |
| Construction      | Brick                       |
| Foundation        | Slab                        |

### School Information

|            |        |
|------------|--------|
| Elementary | Paxton |
| Middle     | Paxton |
| High       | Paxton |

### Additional Information

|        |                          |
|--------|--------------------------|
| Zoning | Agriculture, See Remarks |
|--------|--------------------------|

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Exit Realty Anchor South |
|----------------|--------------------------|

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