

# \$335,000 - 175 Blue Pond Ln, PONCE DE LEON

MLS® #944696

## \$335,000

Bedroom, Bathroom, 1,393,920 sqft  
Residential Land on 32.00 Acres

### BLUE CYPRESS, PONCE DE LEON, FL

Don't miss out on this exceptional opportunity to acquire a spacious homesite, conveniently located just a few miles from local schools, dining establishments, and shopping centers. This 32 acre property has undergone significant improvements, including the clearing of 3 acres for the home site (with available house plans upon request). Key features include a 120-gallon tank with a 300 sq. ft. deep water well, a 200 AMP temporary power pole, and a well-established driveway with a mailbox and address. Additionally, there's a waterline with 2 spigots, a 50 AMP RV hookup complete with water and septic system suitable for a 4-bedroom home, and a cleared back road leading to the side of the property. This is your chance to build your forever dream home or even a barndominium, surrounded by abundant wildlife and the serene beauty of country life. Take advantage of this rare opportunity and embrace the tranquility of rural living, where you can marvel at the starry skies and enjoy watching the local wildlife.



### Essential Information

MLS® #	944696
Price	\$335,000
Square Footage	1,393,920
Acres	32.00
Type	Residential Land

Sub-Type Residential Land  
Status Active

### Community Information

Address 175 Blue Pond Ln  
Area North Walton County  
Subdivision BLUE CYPRESS  
City PONCE DE LEON  
County WALTON  
State FL  
Zip Code 32455

### Amenities

Utilities Private Well, Septic Tank  
Features Cleared, Build To Suit, RV Lot

### Exterior

Lot Description Cleared, Build To Suit, RV Lot

### School Information

Elementary MAUDE SAUNDERS  
Middle WALTON  
High WALTON

### Additional Information

Zoning Agriculture  
HOA Fees 0.00

### Listing Details

Listing Office Compass

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