

\$700,000 - 1860 Collinsworth Rd, Milton

MLS® #957400

\$700,000

3 Bedroom, 2.00 Bathroom, 1,456 sqft
Detached Single Family on 1.96 Acres

RACCOON BAYOU, Milton, FL

Outdoor Lovers Paradise! This 1.96 acres on Raccoon Bayou is a Certified Wildlife Habitat that celebrates natural beauty & 331 feet of waterfront surrounding the home. While you feel removed from the city, you are just 3.5 miles from I-10 & only 25 minutes from downtown Pensacola. Custom built home was built 2 ft higher in elevation than code requires and can withstand up to 160mph winds. With tons of natural light, superior quality materials include 2"x 6" construction walls, hardie board siding, transom windows, tankless water heater, and solar panels. New roof in 2020 at which time the solar panels were removed, cleaned, reinstalled & the controller upgraded. The solar panels are PAID OFF & include a 25-year transferable warranty. The kitchen boasts a recent makeover complete with a new island, quartz countertops and backsplash, and gorgeous stainless farmhouse sink. Owner's suite boasts water view & is complete with upgraded bath, tiled shower, and double vanity with ample storage. Most rooms enjoy water views, but if that isn't good enough step out onto the wrap-around deck and enjoy watching the Osprey and Pelicans take seasonal turns soaring and hunting or just taking a leisurely swim. Enjoy easy access to redfish, trout, crab and mullet right from your dock! Watch magnificent sunsets from the primary dock just before gathering around the new firepit area. And did we mention a PRIVATE boat launch and beach??? That's right! With Escambia Bay in



sight, grab your fishing poles because you can be boating in deep water in no time at all. The home and grounds have been meticulously maintained and thoughtful planning makes this property easy to care for. A French drain, RV hook-up with clean-out, locking storage room, and large workshop are just a few of the amenities that set this property apart from others nearby. Other Recent Improvements include: Sea Wall and rip-rap, land clearing and tree trimming, Leveling of property, Gutter Guard System installed

Built in 2014

Essential Information

MLS® #	957400
Price	\$700,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,456
Acres	1.96
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	1860 Collinsworth Rd
Area	North Santa Rosa County
Subdivision	RACCOON BAYOU
City	Milton
County	SANTA ROSA
State	FL
Zip Code	32583

Amenities

Amenities Fishing, Waterfront, Beach, Boat Launch, Dock

Utilities	Gas - Natural, Public Water Available, Septic Tank
Parking Spaces	1
Parking	Garage, Garage: Attached, Boat, Carport: Attached, RV, Covered
# of Garages	1
Is Waterfront	Yes
Waterfront	Bayou, Unit Waterfront
Water View	Bayou
Pool	Community, Private

Interior

Interior Features	Ceiling Crwn Molding, Ceiling Raised, Kitchen Island, Pantry, Split Bedroom, Washer/Dryer Hookup, Skylight(s)
Appliances	Disposal, Microwave, Refrigerator, Refrigerator W/Ice Maker, Stove/Oven Gas, Warranty Provided
Cooling	Ceiling Fans
# of Stories	2

Exterior

Exterior	Siding CmntFbrHrdBrd, Siding Vinyl, Siding Wood, Foundation On Pilings, Foundation Stilts, Roof Composite Shingle
Exterior Features	Balcony, Deck Open, Patio Covered, Porch Covered, Porch Open, Boat Launch, Boat Slip, Dock, Fenced Lot-Part, Hurricane Shutters, Rain Gutter
Lot Description	Within 1/2 Mile Of Water, Bulkhead/Seawall, Cul-De-Sac
Roof	Foundation On Pilings, Roof Composite Shingle
Foundation	Siding Vinyl, Foundation On Pilings, Foundation Stilts

School Information

Elementary	Bagdad
Middle	Avalon
High	Milton

Additional Information

Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	Real Broker LLC
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