

\$270,000 - 80 Wain Huckabee Rd, LAUREL HILL

MLS® #956007

\$270,000

3 Bedroom, 2.00 Bathroom, 1,639 sqft
Detached Single Family on 17.11 Acres

METES & BOUNDS, LAUREL HILL, FL

Experience charming country living with this beautiful brick home nestled on 17 acres of picturesque land. Whether you're looking for a primary residence or a serene getaway, this custom-built three-bedroom, one-and-a-half-bath home offers a unique blend of comfort and natural beauty. **KEY FEATURES:** Location: Situated on a sprawling 17-acre property with breathtaking views of trees, ponds, and a creek. Wildlife: Perfect for hunters, with hogs and deer roaming the property. Interior: The home's interior features premium cedar lining on all walls and most ceilings. If cedar isn't your style, consider painting it white for a stunning shiplap look. Fireplace: Enjoy cozy evenings by the wood-burning fireplace. Dining: Formal dining room for family gatherings and special occasions. (Continued)Kitchen: Country-style kitchen with ample space for culinary creativity. Sunroom: Relax in the sunroom, which offers additional living space not included in the square footage. Ponds: Two large ponds on the property one stocked with bass, bream, and perch, and the other with large catfish ideal for fishing enthusiasts. Timber: Valuable timber on the property adds to its allure and potential value. **ADDITIONAL AMENITIES:** Workshop: A workshop and two additional out-buildings provide versatile spaces for hobbies, storage, or other uses. Flooring: While the carpet will need replacing, the owner is offering a flooring allowance with an acceptable offer. This property is a rare



find, combining the charm of a country home with modern conveniences and abundant natural beauty on seventeen acres. Don't miss the opportunity to make this stunning retreat your own!

Built in 1993

Essential Information

MLS® #	956007
Price	\$270,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,639
Acres	17.11
Year Built	1993
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	80 Wain Huckabee Rd
Area	North Walton County
Subdivision	METES & BOUNDS
City	LAUREL HILL
County	WALTON
State	FL
Zip Code	32567

Amenities

Amenities	Fishing, Pets Allowed, Waterfront
Utilities	Electric Available, Phone Available, Private Well, Public Water Available, Septic Tank
Parking	Carport: Attached
Is Waterfront	Yes
Waterfront	Creek, Pond

Water View	Creek, Pond
Pool	Community, Private

Interior

Interior Features	Floor WW Carpet, Split Bedroom, Fireplace, Floor Allowance, Pantry, Woodwork Stained
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

Exterior

Exterior	Roof Composite Shingle, Foundation Off Grade, Siding Brick All
Exterior Features	Needs Work, Patio Covered, Workshop, Yard Building, Fireplace
Lot Description	Interior, Level, Within 1/2 Mile Of Water, Wooded
Roof	Roof Composite Shingle
Foundation	Foundation Off Grade

School Information

Elementary	PAXTON
Middle	PAXTON
High	PAXTON

Additional Information

Zoning	County, Horses Allowed, Unrestricted
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Realty
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