

Withlacoochee River Waterfront Retreat on 1.27 Acres!
524 NE Withla Bluffs Way
Lee, FL 32059

\$189,000
1.27± Acres
Madison County



**Withlacoochee River Waterfront Retreat on 1.27 Acres!
Lee, FL / Madison County**

SUMMARY

Address

524 NE Withla Bluffs Way null

City, State Zip

Lee, FL 32059

County

Madison County

Type

Residential Property, Riverfront, Lot

Latitude / Longitude

30.419593 / -83.218988

Dwelling Square Feet

784

Bedrooms / Bathrooms

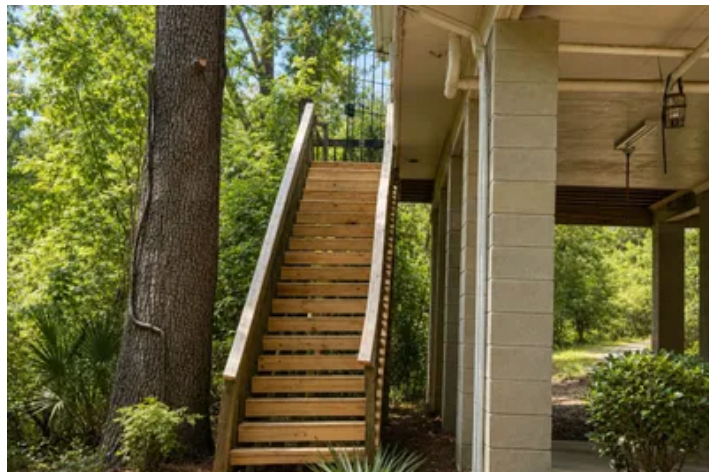
1 / 1

Acreage

1.27

Price

\$189,000



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PROPERTY DESCRIPTION

Withlacoochee River Waterfront Retreat on 1.27 Acres!

Nestled behind a gated entrance and surrounded by mature hardwoods, this elevated river house offers a rare opportunity to create your own waterfront getaway. Situated on the scenic Withlacoochee River, the property features 1 bedroom, 1 bathroom, an open living area, large screened porch, two covered parking bays, private well and septic, and a durable metal roof.

Whether you're seeking a fishing camp, weekend retreat, vacation property, or investment opportunity, this property offers incredible potential. Much of the groundwork has already been completed, including kitchen cabinetry, bathroom fixtures, screened porch, and a recently rebuilt staircase. The home is being sold as an unfinished project and is ready for a new owner to customize and complete to their own vision.

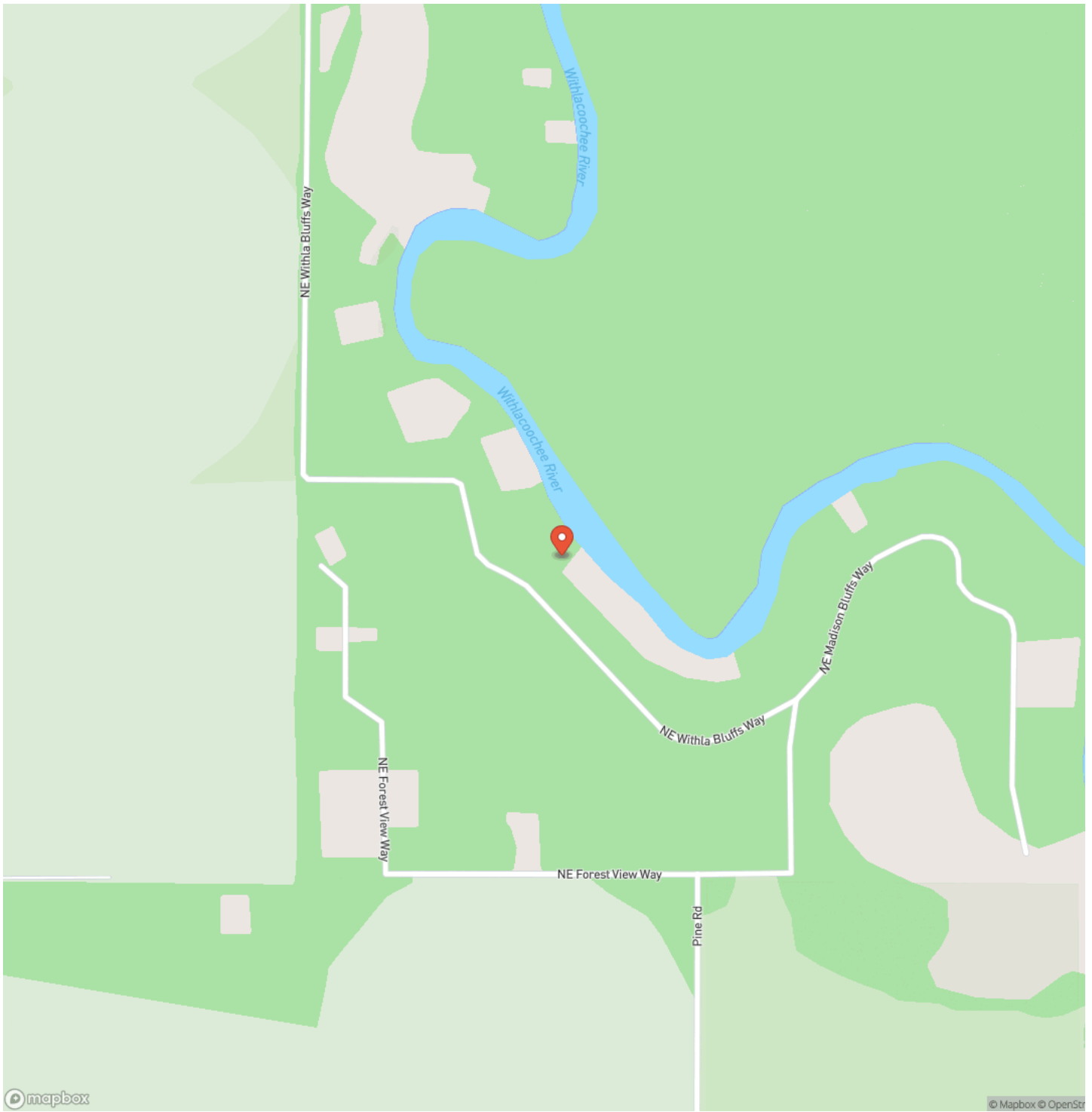
Electrical service has been run to the home but is not currently connected, as the owner's original intent was to utilize solar power. No utilities are active at this time, and the home does not currently have central HVAC. Seller has never occupied the property and cannot verify the condition of systems or components. Buyers should conduct all desired inspections and due diligence.

Select photos have been virtually staged to illustrate the property's potential. Rare opportunity to own a private riverfront property with endless possibilities for fishing, boating, kayaking, and enjoying the natural beauty of North Florida.

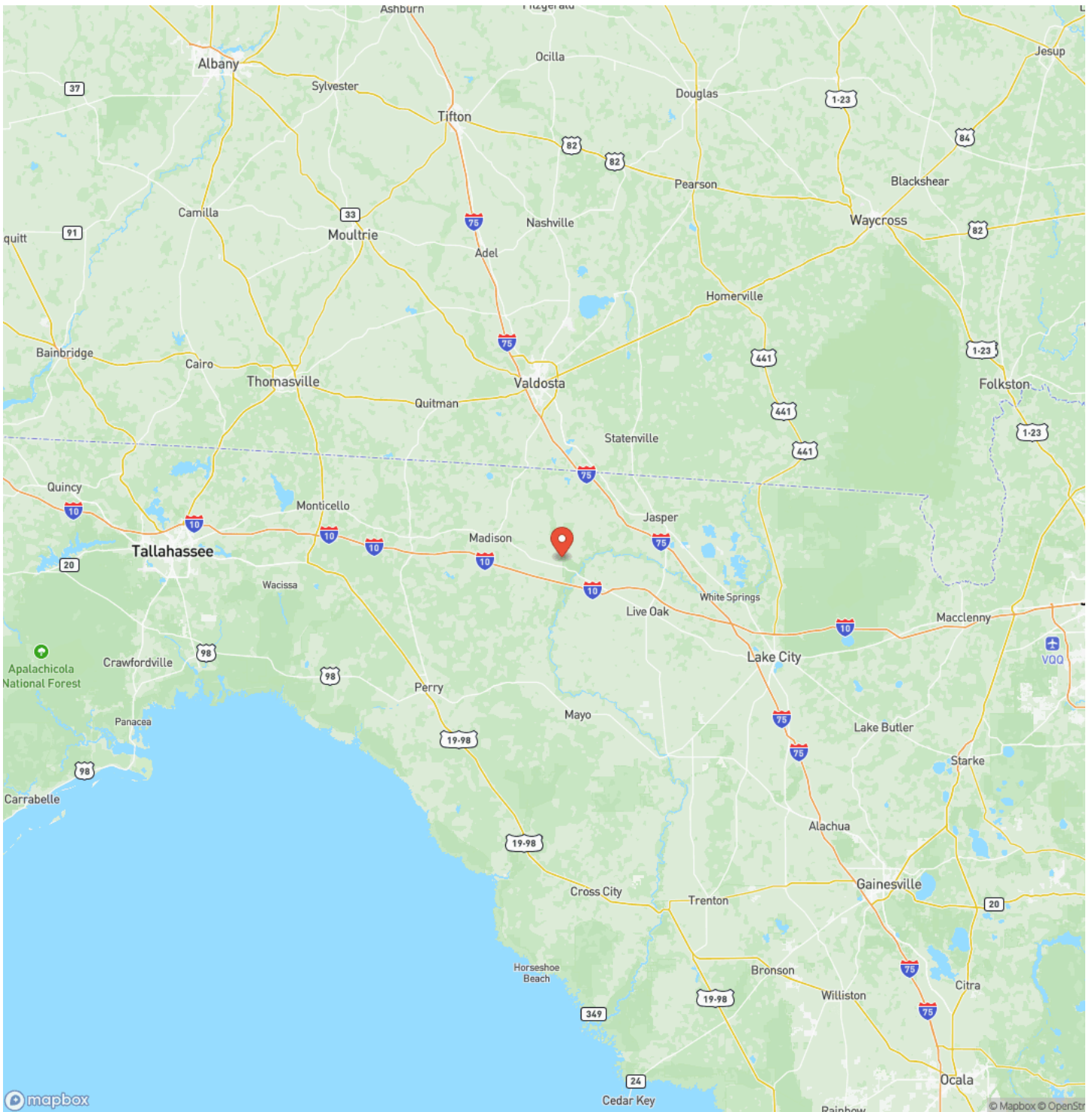
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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