

Custom Withlacoochee River Retreat | 226' River
Frontage | Gated | Fire Pit | Screened Porch | Loft | Old
Florida Living
3211 NE River Park Road
Lee, FL 32059

\$299,000
1.12± Acres
Madison County



Custom Withlacoochee River Retreat | 226' River Frontage | Gated | Fire Pit | Screened Porch | Loft | Old Florida Living
Lee, FL / Madison County

SUMMARY

Address

3211 NE River Park Road

City, State Zip

Lee, FL 32059

County

Madison County

Type

Single Family, Recreational Land

Latitude / Longitude

30.446212 / -83.219585

Dwelling Square Feet

1,229

Bedrooms / Bathrooms

3 / 2

Acreage

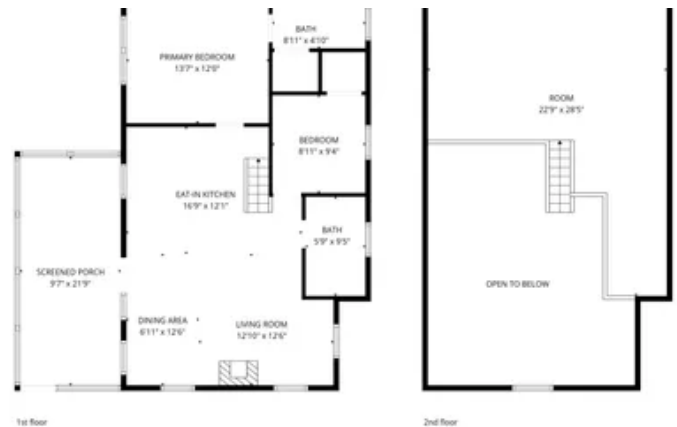
1.12

Price

\$299,000

Property Website

<https://www.mossyoakproperties.com/property/custom-withlacoochee-river-retreat-226-river-frontage-gated-fire-pit-screened-porch-loft-old-florida-living-madison-florida/114262/>



Custom Withlacoochee River Retreat | 226' River Frontage | Gated | Fire Pit | Screened Porch | Loft | Old Florida Living
Lee, FL / Madison County

PROPERTY DESCRIPTION

Custom Withlacoochee River Retreat | 226' River Frontage | Old Florida Living

Where Every Day Feels Like a Vacation...

Nestled along **226 feet of pristine Withlacoochee River frontage**, this exceptional **custom-built waterfront home** offers a rare opportunity to own a private slice of **Old Florida paradise**. Hidden behind a gated entrance on **1.22 beautifully wooded acres**, this remarkable property combines timeless craftsmanship, modern comforts, and the peaceful lifestyle that only riverfront living can provide.

Imagine beginning your mornings with coffee on the expansive screened porch as the river quietly flows by, spending afternoons kayaking, boating, fishing, or paddleboarding from your own backyard, and ending the day gathered around the bluestone fire pit beneath a sky full of stars. This is more than a home-it's a lifestyle.

Designed with both comfort and entertaining in mind, the **1,228-square-foot** residence features an inviting **open-concept floor plan** with soaring **vaulted ceilings** that fill the home with natural light and frame beautiful river views throughout the main living space.

Warm **heart pine hardwood flooring**, elegant **bluestone floors**, and a striking **wood-burning stove** create an atmosphere that is both refined and welcoming. The kitchen serves as the heart of the home, complete with a **gas range**, breakfast bar, and open flow into the dining and living areas-perfect for gathering with family and friends.

The home offers **2 spacious bedrooms, 2 full bathrooms**, and a generous **loft that easily functions as a third bedroom, guest retreat, bunk room, office, or flex space**, providing plenty of room for family and overnight guests.

Step outside and discover why this property is truly one of a kind. The spacious screened porch overlooks the **Withlacoochee River**, while the custom **bluestone fire pit area** creates the perfect place for entertaining or relaxing after a day on the water. A private staircase leads directly to the river, making it easy to launch a kayak, cast a fishing line, or simply enjoy the beauty of one of **North Florida's most scenic waterways**.

Built for lasting enjoyment, the home also features a **durable metal roof, tankless water heater, covered parking**, quality custom construction, and thoughtful finishes throughout.

Highlights You'll Love

- 226 feet of direct Withlacoochee River frontage
- Custom-built waterfront home
- Gated entrance
- 1.22 private acres
- Open-concept floor plan
- Vaulted ceilings
- 2 bedrooms | 2 bathrooms
- Spacious loft with third-bedroom potential
- Heart pine hardwood flooring
- Bluestone flooring
- Wood-burning stove
- Kitchen with breakfast bar and gas range
- Tankless water heater
- Metal roof
- Covered parking
- Expansive screened porch overlooking the river
- Bluestone patio with fire pit

- Private stairs leading directly to the water
- Ideal for boating, kayaking, canoeing, fishing, paddleboarding, bird watching, and enjoying the natural beauty of the Withlacoochee River

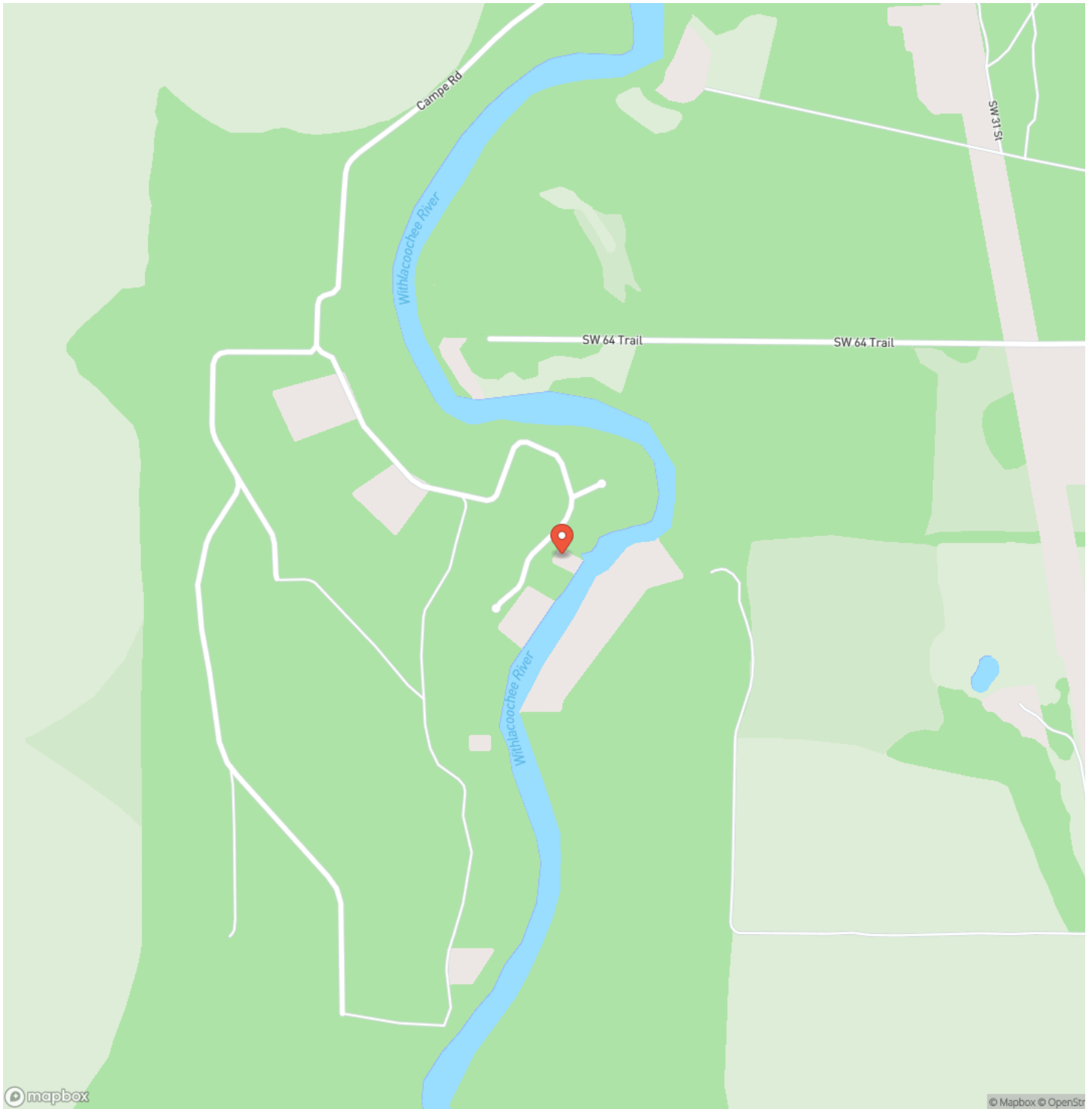
Whether you're searching for a **luxury waterfront home, riverfront retreat, Florida vacation home, weekend getaway, second home**, or an investment in one of North Florida's most beautiful waterfront settings, this property offers an extraordinary opportunity that rarely becomes available.

Homes of this caliber on the Withlacoochee River are few and far between. Don't just buy a home-invest in a lifestyle where unforgettable sunsets, peaceful mornings, and lifelong memories await right outside your back door.

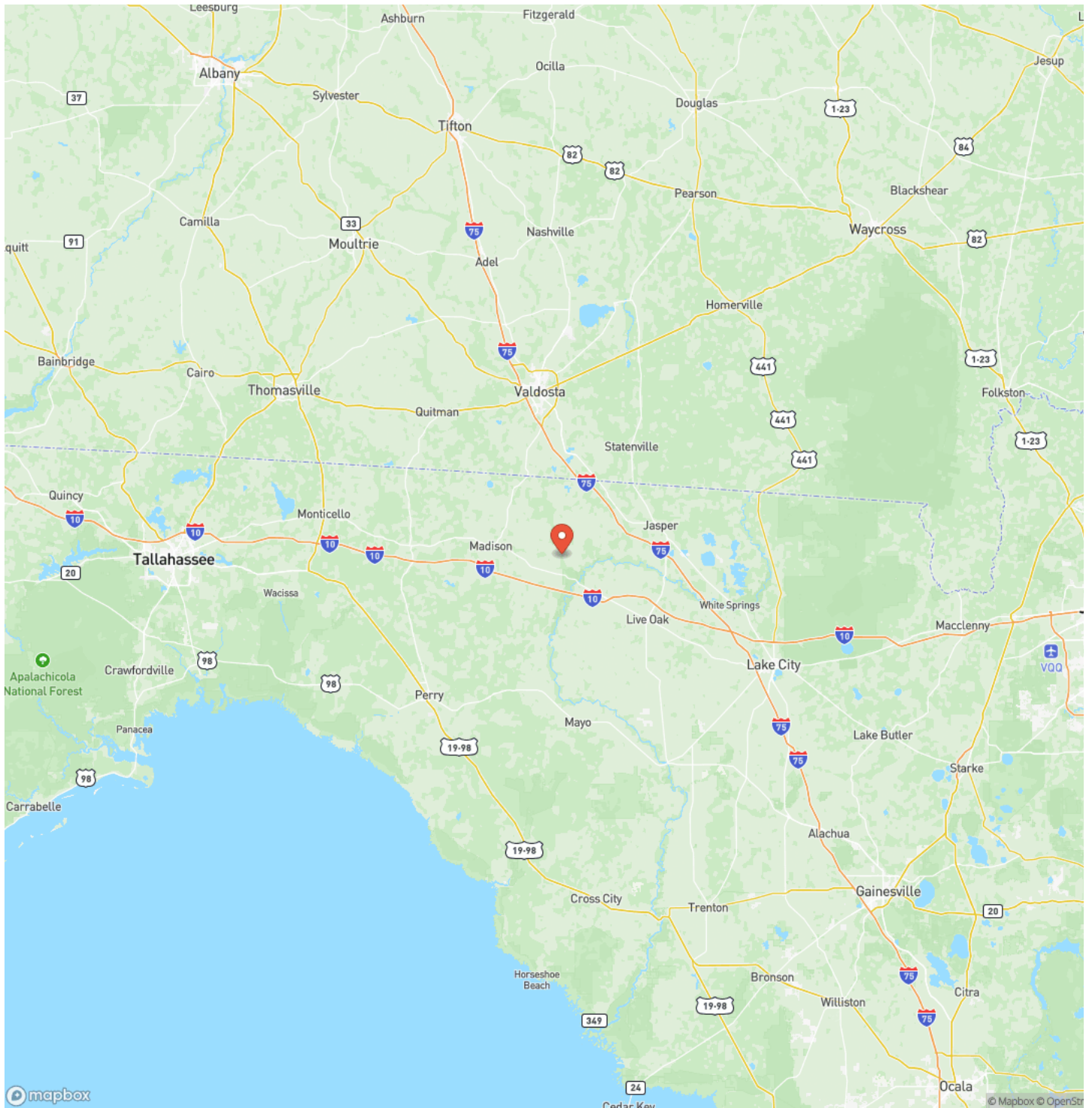
Custom Withlacoochee River Retreat | 226' River Frontage | Gated | Fire Pit | Screened Porch | Loft | Old Florida Living
Lee, FL / Madison County



Locator Map



Locator Map



Satellite Map



Custom Withlacoochee River Retreat | 226' River Frontage | Gated | Fire Pit | Screened Porch | Loft | Old Florida Living
Lee, FL / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jessica Groover

Mobile

(850) 464-1303

Office

(850) 464-1303

Email

jgroover@mossyoakproperties.com

Address

190 SW Range Avenue

City / State / Zip

Madison, FL 32340

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Southern Land & Homes LLC
190 SW RANGE AVE
Madison, FL 32340
(850) 673-7888
<https://mossyoakproperties.com/>
