

10 Acre Florida Country Estate



590 Raulerson Rd No. 1
Seville, FL 32190

SALTWATER POOL

ONLY \$1,249,000
Motivated Seller - Make an Offer!

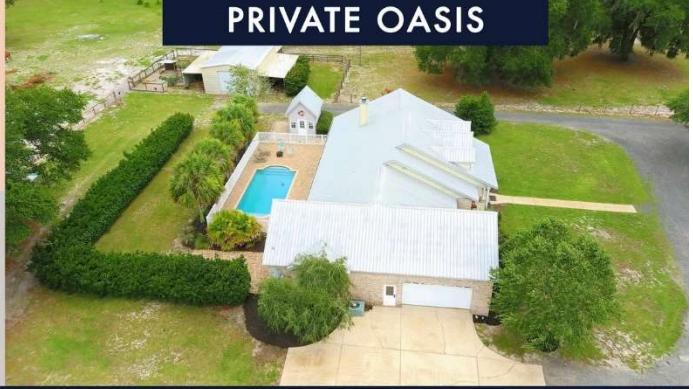
CUSTOM KITCHEN

TREMENDOUS FEATURES

- SPACIOUS 3 BR
2 BATH- 3,752 sq ft
- OPEN FLOOR PLAN
- SALTWATER POOL
- SUNROOM
- OFFICE
- NO HOA
- LOW TAXES
- CUSTOM KITCHEN
- LAUNDRY ROOM
- POOL CABANA
WITH LOFT, AC &
KITCHENETTE
- 2 FENCED PASTURES
- GATED ENTRANCE
- TONS OF PRIVACY
- LOTS OF STORAGE



PRIVATE OASIS



Christie Di Lemme
Florida Homes Realty & Mtg

Feel Free to Call/Text Christie at (561) 644-0578 to Request the
Drone Video or Schedule a Private Virtual or LIVE Showing

This elegant, move-in ready, 3 bedroom, 2 bath home is located in the peaceful country setting of West Volusia County. A private gated entrance and thoughtfully landscaped estate invites you into the front yard of 590 Raulerson No.1 Rd.

Upon entrance, you're warmly greeted by hardwood floors and a bright and open floor plan seamlessly connecting the dining room, kitchen, and living room. Meticulous attention to detail is presented in the kitchen with custom cabinets, stainless-steel appliances, and two pantries.

You'll enjoy the cathedral ceilings, French doors and oversize windows that invite you to your country getaway. Walk outside to your private backyard oasis complete with a saltwater pool, air-conditioned cabana and grilling area, surrounded by a brick paver deck, white fence and palm trees.

Imagine basking in the sun on the pool deck, enjoying the quietness of the private pool with your family and friends, as the sun dips in the West, often painting the most unbelievably, gorgeous sunsets.

The single level home features two guest rooms with spacious closets that comfortably fit king-size beds. A full bathroom with custom cabinets, sink and closet, centrally located between the two guest rooms.

On the opposite side of the home, you'll enter into your own private retreat featuring an oversized master bedroom with vaulted ceilings and ceiling fan, a walk-in closet, a tiled master bathroom with custom cabinets, double vanity with drop down center to sit and apply makeup, soaking tub, toiletry room, closet, walk in shower with glass block wall and double shower heads.

From the master bedroom, you have a door that allows you to walk out to the back porch, overlooking the inground pool. The outdoor area of this 10 acre estate boasts beautiful fenced pastures and open wooded area for hiking, hunting, etc.

To the East of the property are thousands of acres of protected land that make up Crescent Lake Conservation Area, a habitat for wildlife species, including bald eagles, osprey, wading birds and waterfowl. Adjacent to Haw Creek Preserve and Haw Creek Preserve State Park, the property protects wetlands and water quality featuring a variety of plants and trees. Imagine biking, horseback riding, walking, camping, fishing, canoeing, and wildlife viewing in this peaceful, undisturbed area of God's country.

While the property is secluded, it's within a short drive to Daytona (45 minutes), Flagler Beach (40 minutes), Orlando (1 hour 10 minutes), and Ocala (1 hour 20 mintues).. Plus you're minutes away from Crescent City, the bass capital of the world! Local shopping is only 10 to 15 minutes down the road. Furnishings in the home are negotiable.

This property is immaculate, well-cared for, and ready for new owners. Welcome home!

Home & Property Highlights
590 Raulerson No.1 Rd. Seville, FL 32190

Living Room - 21 x 20.8: Hardwood floor, vaulted ceilings, stone fireplace, recessed lighting, ceiling fan, open floor plan to dining room and kitchen, French doors to sunroom overlooking backyard oasis with pool and privacy trees

Kitchen - 11.4 x 12.2: Custom cabinets, tile floor, stainless steel appliances, recessed lighting, Aspen wood from Colorado under bar, and pantry

Dining Room - 14.4 x 12: Hardwood flooring, custom deer antler chandelier, and custom dining room table

Breakfast Nook - 9.4 x 11: Tile floor and windows overlooking sunroom and pool

Laundry Room - 7.2 x 20: Tile floor, sink, cabinetry, washer and dryer, and second pantry

Master Bedroom - 21.4 x 13.4: Vaulted ceiling, walk-in closet, wall to wall carpeting, recessed lighting, ceiling fan, and door that leads out to sunroom with sitting area.

En Suite Master Bath with tile floor, dual vanities with dressing table, soaking tub, and double showerhead, linen closet, and recessed lighting

Guest Bedrooms (2) - 12.8 x 11.2: Wall to wall carpet, ceiling fans, and closets

Guest Bathroom – 9.2 x 5.2: Tub shower combo, linen closet, tile floor, and single vanity

Office – 12 x 10.8: Double doors, bookshelves, hardwood floor, and desk

Foyer – 6.4 x 12.4: Custom front door and dormer that floods the area with sunlight

Front Porch – 23.8 x 6: Covered, electric outlets, leads to walkway to front yard

Garage – 22.8 x 24: Fits 2 cars, built in custom cabinets, attic above garage

Pool – Saltwater, built-in vacuum cleaning, fence with 2 gates, brick pavers, privacy trees, grill area and BBQ pit

Pool Cabana – Air conditioner, kitchenette, loft, bathroom, and shower

Barn – 24 x 32: Includes 2 additional lean-tos on each side, horse/livestock pens on North side, dog kennels on backside of barn, 2 fenced pastures to keep livestock, horses, etc. with water troughs

Special Features

- 10 acre country estate being sold by original owners who built and designed home
- Next to Crescent Lake Conservation area – thousands of acres of wooded area for only camping, hiking, biking, canoeing, and horseback riding (no building or development allowed)
- Automatic gate and entrance with brick columns and lamps with gravel driveway that leads to house, concrete parking pad outside of garage
- Metal roof, flood lights on outside of home, foundation is cinder block with brick overlay, brick home
- Double-pane windows with aluminum frame

- Well water with no sulfur, potable – good drinking water that was recently tested
- Irrigated yard with landscaped entrance and yard – wooden fence along front of property
- Land is zoned agriculture – huge savings on property taxes
- Wooded back acreage for hunting, hiking, etc.

Financial Opportunities

- Airbnb
 - \$15,000+ per month average with frequent rentals (based on current pricing in the local area)
 - Home could easily sleep 12 to 18 by converting the office and using the pool cabana loft
 - Plus add in sleeper couches in living room for more beds especially for families
- Horse Boarding for the Crescent Lake Conservation area next door or just in general
 - Options for full boarding or just somewhere to keep horses overnight
 - \$400 to \$2,000 per month per horse depending on type of boarding with potential for tens of thousands monthly
- Camping/RVs
 - Ranges from average of \$125 to \$200 per night for RVs and \$50 to \$75 for tents
 - Room for 10 to 15 RV Pads with options for monthly stays (\$1,250 to \$2,500+)
- Finish Pens/Pastures for Livestock for Consumption (hogs, steer, etc.)
 - This will depend on type of animal and needs that must be met
- Dog Kennels & Chicken Coops
 - Structures are already on the property

These are just the basic potential financial opportunities with many more creative possibilities especially with the Conservation area next door, the local lakes, and various trails throughout the area. The research for these figures are based on the local area and discussions with the sellers.

Local

- Grass airport in Pierson (8 miles)
- Daytona International Airport (44 miles)
- Bike paths in Pierson (8 miles) and Glenwood (18 miles)
- ATV track in Bunnell (45 minutes)
- Ocala National Forest (ATVs and camping – 45 minutes)
- Parks in Seville, Crescent City (10 miles), and Pierson (8 miles)
- Flagler Beach (40 minutes)
- DeLeon Springs (20 minutes)
- Alexander Springs (35 minutes)
- St. John's River (20 minutes)
- Lake Crescent and Lake George (10 minutes)
- Daytona Beach (45 minutes)
- Local shopping (10 minutes to 30 minutes depending on type of stores)
- Tangier Outlets and Ormond Beach shopping (40 minutes), Volusia Mall (45 minutes)

Feel free to give me a Call or Text directly at (561) 644-0578 with any questions, for additional information, to schedule an in person/virtual showing, or to make an offer on this beautiful property. Speak with you soon!

I pride myself on honor and integrity plus rock-solid communication.

Making Your Real Estate Dreams a Reality...



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