

Florida Waterfront Home



Waterfront Home on the Withlacoochee River

On Florida's Beautiful Nature Coast

Single Family Home, Corporate Retreat
or Joint Ownership Fishing Resort

Dedicated Website for House:

www.YankeetownRealEstate.com

Offered by Owner/Broker (Brokers Protected)

Location: 11588 North Caribee Point, Inglis, FL 34449

Email: floridawaterfront@mac.com

Telephone: (352) 447-0233

Cell: (352) 949-4880



The Withlacoochee River Near the Gulf of Mexico

Location

The subject property is located directly on the Withlacoochee River approximately 3 miles from the Gulf of Mexico - on Florida's beautiful and unspoiled Nature Coast.

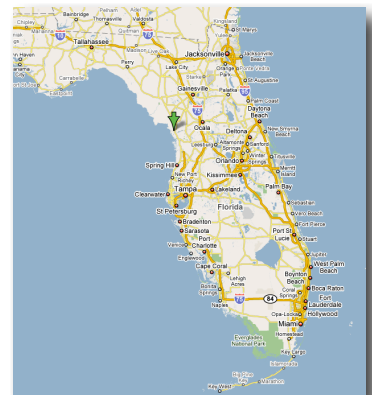
It is adjacent to the quiet small towns of Yankeetown and Inglis - away from the densely populated areas of Florida. We are located 11 miles North of Crystal River off of U.S. Highway 19. Ocala and Gainesville are less than one hour away. The Tampa International Airport is less than two hours away, and Orlando and Disney World are a similar time distance away.

The Withlacoochee River is approximately 150 miles long, originating in Central Florida; it flows in a Northerly direction and exits into the Gulf of Mexico at Yankeetown. It is designated as one of Florida's pristine waterways. Crystal River is considered the place in Florida where you can "Swim with the Manatees".

Nature Coast

Florida's Nature Coast is centered around the Gulf of Mexico communities of Weeki Wachee, Homosassa Springs, Crystal River, Yankeetown, and Cedar Key.

There are many competent fishing guides, kayak and canoe rentals with instruction, swimming, diving, snorkeling, and serious bird watching. There are numerous motels, fine places to dine and a sufficient number of championship courses to satisfy the most discriminating golfer.





Area Fishing

Fishing is of paramount importance in the area.

There is excellent Gulf fishing for both inshore and offshore species. The tarpon fishing is world class, attracting fishermen from the U.S and Europe during the Spring tarpon run. The current IGFA tarpon world *fly fishing* records for 20 pound test and 16 pound test leaders are both held in this area. In the Spring and Summer you can see these giant tarpon plying the river from our dock. In the Winter, manatees venture up the river seeking warmer water.

There are competent fishing guides, including a local Orvis guide, in the area for deep sea fishing, inshore fishing in the Gulf and freshwater fishing in the nearby Lake Rousseau. Scalloping is also very popular and a new season has recently been established in the Withlacoochee Gulf area.





Living Room/Dining Area

Home Features

- 4.173 SF of living area in main house**
- 558 SF of HVAC area in rec building**
- Five bedrooms - Six full bathrooms**
- Five central HVAC zones - all new units 2006**
- All hardwood and/or tile floors (no carpet)**
- Large "Eat-In" kitchen w/new cabinets & tile counter tops (new 2006)**
- Dacor gas cook top with new kitchen appliances (2006)**
- Built-In electric convection oven and microwave units**
- Crown molding and custom millwork**
- Wood burning fireplace with natural stone front**
- Great Room with extensive outside deck on river**
- Large master bedroom with walk in closet - built-in cherry cabinets**
- Three hot water heaters**
- Auxiliary propane generator wired to house**
- Large attached building with HVAC for Rec room or shop**
- Separate exterior storage building**
- Cable and high speed internet are available**

Grounds Features

- 200+ feet frontage directly on Withlacoochee River**
- Seawall, covered dock with 2 electric lifts, fish cleaning sink w/power & water**
- Approximately 3 miles deep water access to Gulf of Mexico (no bridges)**
- Fenced yard with zoned sprinkler system**
- Quiet dead-end street with little traffic**

Interior Photographs



Great Room Overlooking Deck and River



Master Bedroom on Second Floor



Typical Guest Bedroom



Eat In Area of Kitchen



Kitchen

Exterior Photographs



Dock



Recreational/Shop Building



View from Street



Deck Overlooking River



Views from the River

“Heaven Seems a Little Closer in a House by the Water”



The Dock and Boat Lifts

The boat on the main lift is 20 feet in length and 7 feet wide; the additional electric lift on the outside of the dock will accommodate an aluminum boat over 16 feet or a personal water craft (PWC). There is a fish cleaning sink at the dock with electricity and a fresh water faucet, and there is a hose connection as well.

The Withlacoochee River

The river is deep enough to accommodate most any size yacht or sailboat. The average depth of the river from the subject property to the Gulf is about 15 feet even at low tide. There is an average 4 foot tide swing during the Spring Tides, and on the Neap tides the swing may be as little as 2 feet. The water at the dock is fresh and your motor is rinsed free of salt water by the time you arrive at home. The sprinkler system is comprised of 7 zones and is fed by an electric pump which pulls fresh water from the river. The view to the right is looking West toward the Gulf of Mexico from the dock. There is a year round manatee zone in front of the house, therefore boat traffic is required to keep wakes at a minimum.



New Seawall

The new seawall was installed in 2006 and is the current state of the art in Florida. It prevents damage to your property while at the same time, it is environmentally friendly; it is the only approved way to create a new seawall in Florida under present governmental regulations.

Ideal Uses for the Subject Property

As a Single Family Home

The property is a fantastic and luxurious full time residence or a second home for a discriminating buyer that can afford such a purchase.

As a Corporate Retreat

The Property is ideal for a corporate retreat for companies that want a secluded get-a-way to conduct power sessions for principals who want to combine work with world class fishing and world class golf. The Tampa International Airport, Orlando International Airport and Disney World are less than two hours away.

As a Joint Ownership Fishing Resort

The home was originally designed as a vacation resort for a large family. Why buy a condo when you can get together with 2 or more of your friends and can own a private fishing resort. With 5 HVAC systems, 5 bedrooms, and 6 bathrooms, where everyone can be made comfortable even when you are all together.

Local Facilities

There are three local marinas - one for power boats, one for sail boats, and one that welcomes both sail and power boats.

There is a city boat ramp on the river next to the Coast Guard station. There are also ramps at two of the marinas and there is a public ramp at the end of Highway 40 directly on the Gulf.

There are numerous area golf courses within a short drive from the property.

There are diving shops, tour guides, canoe and kayak rentals in Crystal River (11 miles South on US 19).

Local Websites of Interest

- Fishing:** www.fishingdawg.com
Marina: www.yankeetownmarina.com
Community: www.yankeetown.org
www.crystalriverflorida.com
Golf Courses: www.visitcitrus.com/golflist.asp



Yankeetown Marina





Palm trees and poinsettias on the subject property

Terms and Conditions of Sale

SALES PRICE: Offered Under Appraisal at \$1,045,000.00

TERMS: All *Cash* to Seller, or
Seller will Hold *Mortgage* from Qualified Buyer(s) With
Down payment, interest rate and terms negotiable,
or Seller will consider *Trade* for income producing
property or another residential property.

POSSESSION: At Closing





Fishermen at the mouth of the Withlacoochee River at sundown

Contact Information

Owner: Rodney N. Walters and Kay S. Walters

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Local Resident