

**BANK  
OWNED**

# ***Williston Estate***

**Williston, Florida, Levy County**

**33.55 +/- Acres**

**Modern Ranch Home with Indoor Pool!**

**Guest Suite, 2 Barns**

**Homesite, Ranchette, Horses**





# ***Williston Estate***

**Williston, Florida, Levy County**



## **Includes 2 Barns:**

- 25' x 60' climate controlled, insulated metal barn with wooden mezzanine deck
- 50' x 50' Pole Barn



**STR:** 23-12-18  
**Parcel IDs:** 0412 000000;  
0413 000000

***Beautiful Modern Home***  
***Luxury Country Living on 33.5 +/- Acres!***  
***Horses Welcome***





# Williston Estate

## Williston, Florida, Levy County

**Williston Estate** is a gorgeous country wooded property with a beautiful upscale modern ranch home that features an indoor pool and fireplaces. The house interior is modern and light with high ceilings with clerestory windows that let the sun flood in. Paddle fans cool the Florida summers and tile is installed throughout. The interior spaces are very open. This home is extremely cheery and light! The 33 +/- acres allow you to have a ranchette with horses, livestock, or a small farm. The best of country living!

**Property Type:** Residential, agriculture

**Total Acreage:** 33.55 +/- acres

**Improved Acres:** 5 +/- acres

**Price:** ~~\$535,000~~ **\$440,000**

**Property Address:** 6570 NE 172nd Ct.  
Williston Florida, Levy County

**Nearest Intersection:** 172nd Ct. and  
10th St.

**Current Land Use:** Wooded homesite

**Future Land Use:** Agricultural - Rural  
Residential

**Uses:** Horses, livestock

**Road Frontage:** 50 +/- feet on  
172nd Court

**Lake Frontage:** on 1/4-acre pond

**Grass Types:** Bahia on improved  
acreage

**Fencing:** Surrounds property

**Uplands/Wetlands:** No wetlands,  
out of flood zone

**Water on Site:** 1/4-acre pond

**Water Provided by:** Two 4-inch wells

**Electric Utilities Provided by:** Sumter  
Electric Co-op

**Home Features:**

- Vaulted ceilings with clerestory windows
- 4-panel leaded stained glass front doors
- 5,357 SF AC area, 7,000 SF total with indoor pool area
- Main house - 4,357 SF, 2 BR, 2 fireplaces, great room, library
- Guest suite - 1,000 SF with 3 BR, 1 bath
- Indoor heated pool and deck area - 2,100 SF total
- Metal roof
- Emergency generator
- 2 AC units for main house, 1 for guest suite
- Floor tile and carpet





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## 33.55 +/- Acres

Modern Ranch Home, Guest Suite, 2 Barns  
Indoor Pool!



### GPS Coordinates:

29 25 24.21N / 82 29 09.96W

### Driving Times:

Williston - 5 minutes

Gainesville - 25 minutes

Ocala - 30 minutes

*Centrally located  
Between Gainesville  
and Ocala!*



### Driving Directions

- From Williston, go 2.2 miles north on US 27/41 to 60th Street.
- Go west on 60th Street for 1.8 miles to 172nd Court
- Go north on 172nd Court to property.



**SAUNDERS  
REAL ESTATE**

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