



HISTORIC INDIAN SPRING & RESIDENCE

14775 PINE DR.
LARGO, FL 33774

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Property Overview



OFFERING SUMMARY

Acreage:	1.4 ±
Sale Price:	\$1,900,000
City:	Largo
County:	Pinellas
Property Type:	Residential, Waterfront, Spring
Spring Gallons/Minute:	640
Distance From Indian Rocks Beach:	Half-Mile
Video:	View Here

PROPERTY OVERVIEW

Don't miss this opportunity to own one of Florida's natural wonders. Spend your days & nights watching visiting birds and other wildlife from the comforts of your own porch that overlooks the spring. Listen to the flowing, relaxing waters while enjoying the beautiful wavy grounds. Set up your favorite beach chair to soak in its refreshing low 70s degree waters while interacting with its many creatures. Relax, knowing that you will never be without potable water or hydroelectric power capabilities. Indian Spring creates an urban oasis that provides a unique nature park-like setting with a front-row seat to the life that a "Floridan" Aquifer Spring brings, sustains, and supports.

Located less than half a mile east of the Intercoastal Waterway and the Gulf of Mexico, the property offers a rare combination of a historic all-natural Florida Spring situated on 1.4 ± acres in a highly desirable unincorporated area of Indian Rocks. A charming local favorite, Indian Rocks Beach is just a short bike ride away and offers plenty of beachside activities, restaurants, and entertainment. Store your boat just a short walk away in the Indian Springs Marina, or bring your horse to enjoy its refreshingly cool waters, green pasture, and the nearby Walsingham Equestrian Park. This spring property has a lot to offer!

Indian Spring dates back to the Timucua Indians and other indigenous tribes who traveled to the local fishing village and used this spring as a vital life-giving water source. Historians note that early villagers would bend the limbs of trees so that as they grew, they would point the way towards its refreshing waters. The crystal clear spring head flows into a thirty-foot wide limestone bottom pond outlined by a decorative concrete wall and channel (Indian Creek). Indian Creek flows through an adjoining preserve before reaching neighboring ponds and eventually entering the intercoastal waterways. Along its path, the high quality of freshwater contributes to a series of small but valuable fresh and saltwater ecological habitats. An abundance of wildlife in the area utilizes the property, its waters, and the adjoining preserve.

Florida's aquifers are the primary source [90%] of fresh water for most residents in Florida. Indian Spring is unique in its location as springs are uncommon this far south in Florida and situated in an urban setting. According to a recent study, the spring emits around one million gallons of freshwater per day, which qualifies it as a third-magnitude spring. A prior ten-year Water Use Permit [WUP] had been issued to harvest up to 60,000 gallons per day. It was never acted upon and expired in 2008.

In addition to the spring, the property features a three bedroom/three bathroom 2500+ sq. ft. residence comprised of two buildings 10 feet apart. The main structure has an open living/dining room, kitchen, master bedroom/bath, office, and a guest bathroom with access from inside or out. The West and south sides of the building have elevated covered porches with quite the view. The garage building offers a 28-foot wide garage with two 10-foot wide doors. It also includes two additional bedrooms, living space, and its own full bathroom. The current home location does not require "Flood Insurance" and will allow for further expansion. The property features developable land on both sides of the spring/pond, making this an attractive property for someone looking to create their dream home or have room for the family to live and play.

Indian Spring has flowed here since time has been recorded in the area and will continue to flow way past our time. Lay down your family's legacy here by owning such a rare historical natural Florida wonder.

Specifications & Features



SPECIFICATIONS & FEATURES

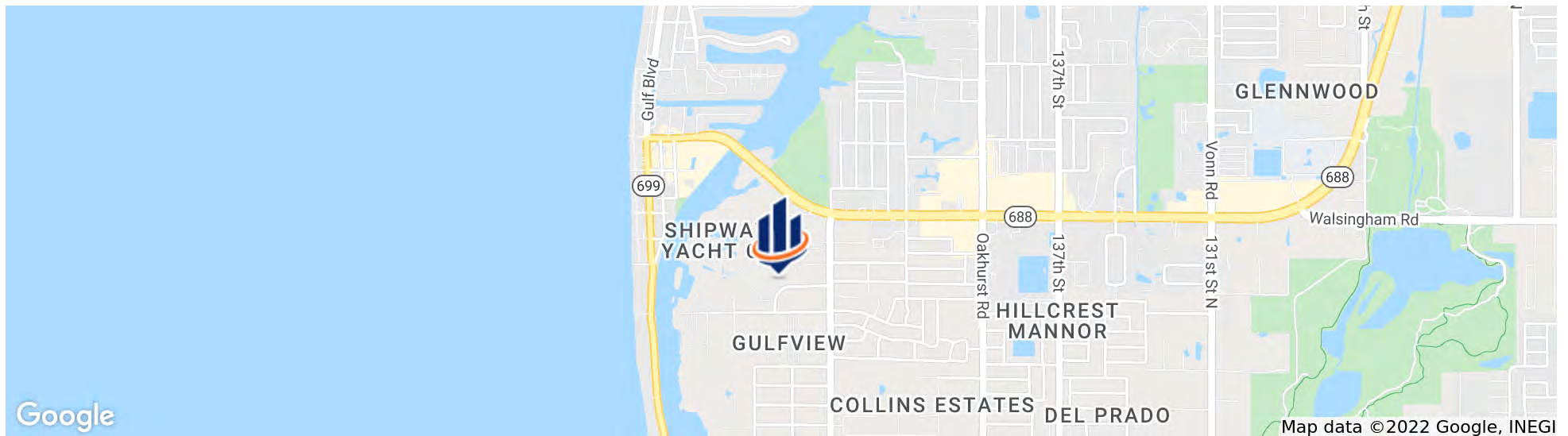
Land Types:	<ul style="list-style-type: none">• Land Investment• Waterfront
Uplands / Wetlands:	100 % Uplands
Taxes & Tax Year:	\$3,891.64 for 2021
Zoning / FLU:	Residential
Lake Frontage / Water Features:	Indian Spring
Road Frontage:	93.63 ± Feet on Pine Rd
Nearest Point of Interest:	Half-Mile from Indian Rocks Beach
Fencing:	Property is Fenced on Three Sides
Current Use:	Single-Family Residential
Structures & Year Built:	1898 Sq Ft (Living Area) 3020 Sq Ft (Total) single-family home (1973) comprised of two structures for a total of 3 bedrooms / 3 baths

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	18-30-15-00000-220-0900
GPS:	27.877279, -82.8433001
Driving Directions:	From Alt 19 and FL-688; Head West on FL-688 for 3.8 ± miles; Turn left onto Hamlin Blvd/Old Indian Rocks Rd for 0.2 ± miles; Turn right onto Pine Dr; Property will be on your right
Showing Instructions:	Contact Listing Agents





*Indian Spring
Florida*

Additional Photos

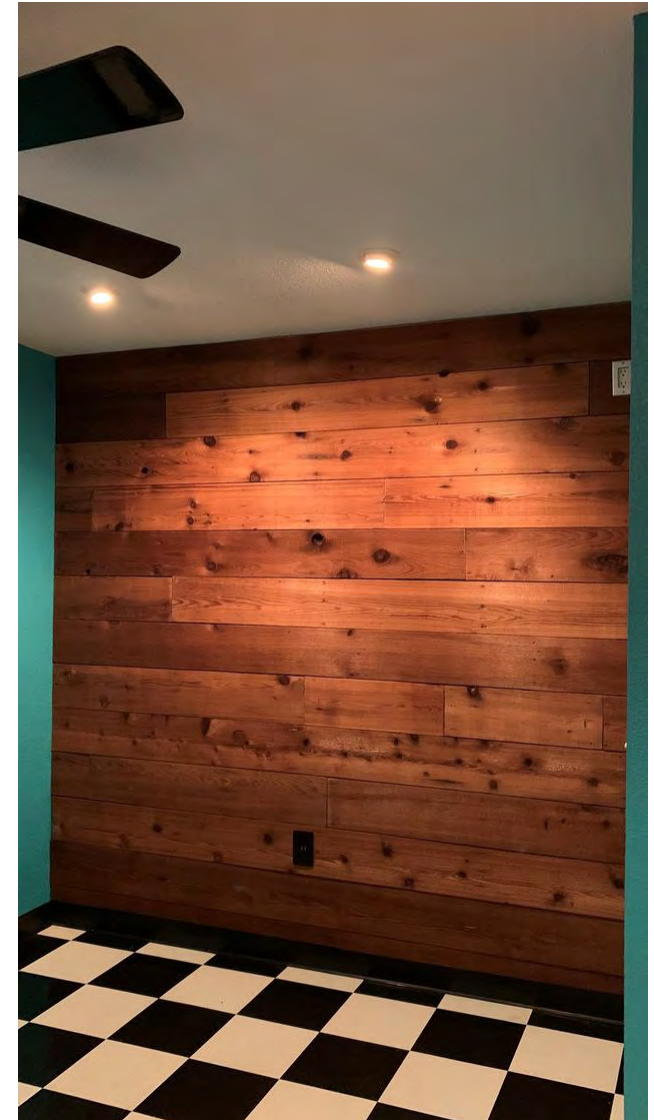




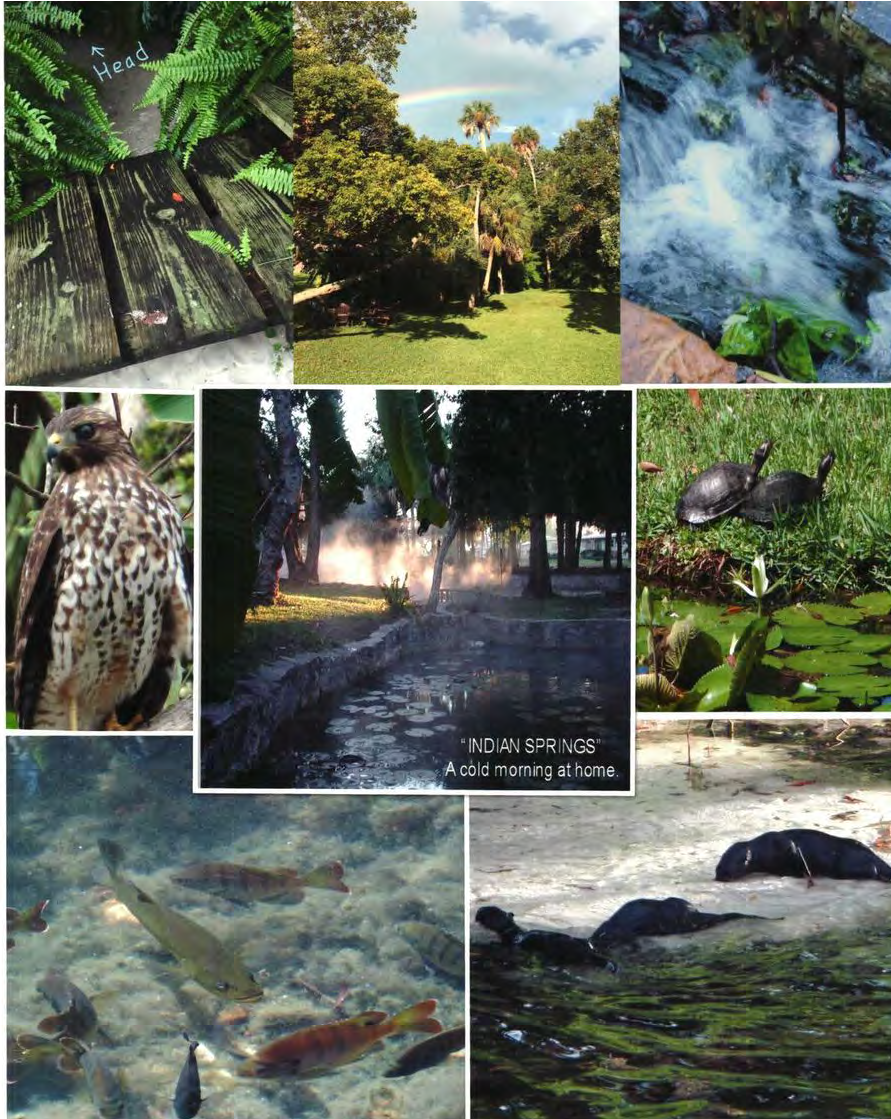















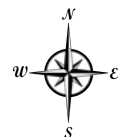




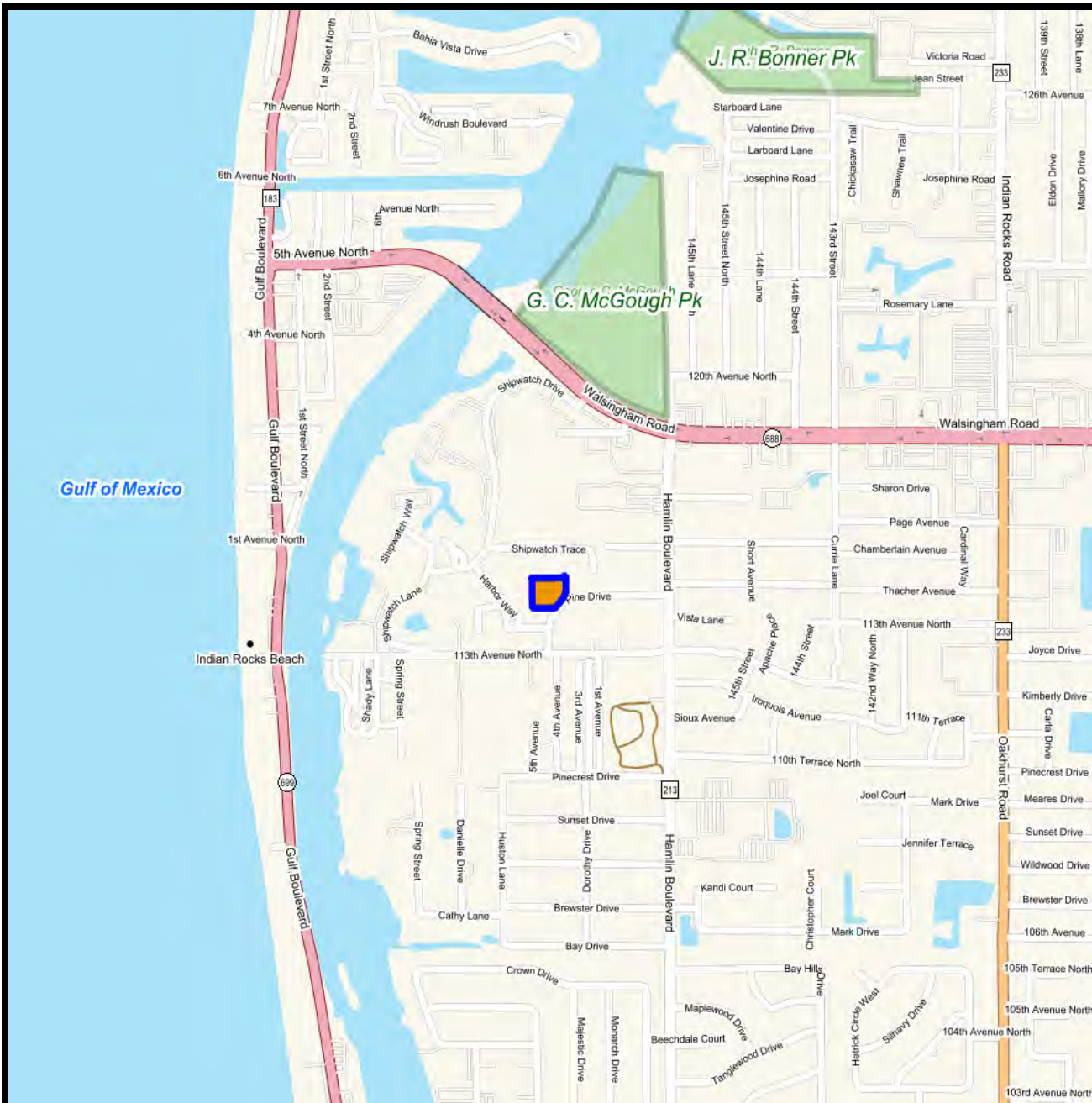


Aerial

-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise

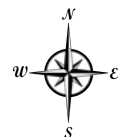


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Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Water Labels
- Water Labels
- Water Labels



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JEREMIAH THOMPSON

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PROFESSIONAL BACKGROUND

Jeremiah Thompson is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Jeremiah specializes in Florida land and conservation easements. He is a lifelong enthusiast of wildlife and natural resources and enjoys helping landowners achieve their goals. Jeremiah believes in putting his client's needs above all else and providing first-class customer service.

Jeremiah is a fourth-generation Floridan and earned a bachelor's degree in Political Science and Geography from Florida State University where he also played football for the Seminoles.

Working several years as a Senior Acquisition Agent at the Florida Division of State Lands, Jeremiah has negotiated many deals that placed thousands of acres of land in conservation for the state of Florida. His experience includes small residential tracts to large acreage properties and conservation easements.

Jeremiah has been practicing real estate for nearly a decade and holds a Florida Real Estate Broker's License. He also participates in many conservation groups throughout the state focused on protecting Florida's natural resources.

Specialty:

- Agricultural Land
- Conservation Easements
- Ranchland, Recreational Land, Pastureland
- Springs
- Timberland
- Waterfront Properties

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PROFESSIONAL BACKGROUND

Tyler Davis is the Chief Financial Advisor (CFO) and an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private insurance companies in the country.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. In college, Tyler was a member of Beta Gamma Sigma, Beta Alpha Psi, and Pi Kappa Phi Fraternity. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC. Tyler joined SVN Saunders Ralston Dantzler in May of 2019 where he specializes in development land brokerage, asset management, and financial issues. Tyler is a licensed Florida Real Estate agent, a member of the REALTORS Land Institute, a member of The Lakeland Rotary Club, and a member of the American Institute of Certified Public Accountants.

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For more information visit www.SVNsaunders

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