

CHASSAHOWITZKA SPRINGS RIVERFRONT HOME

HOMOSASSA, FL | CITRUS COUNTY

27.59 ± ACRES TOTAL



Located on 27.6 acres of pristine Florida land, Chassahowitzka Springs Riverfront Home and Acreage is a chance to own your very own private natural spring. This unique property offers privacy, adventure, and immediate access to a fisherman's paradise.

Family members and friends can gather in the spacious, three-bedroom, three-bathroom home with, 3,744 square feet to entertain. The home features vaulted ceilings, an open floor plan, pool room, multiple offices, bar, elevator, 2 car garage, storage rooms, and a screened in porch overlooking Crab Creek Spring.

The property contains multiple spring vents of Crab Creek Springs and additional smaller springs. These springs remain a refreshing seventy-two degrees which makes swimming or diving inviting. Another impressive feature of the property is a long boardwalk meandering along the property's waterfront and in between the many different cabins and buildings.

This location is ideal for large groups or retreats and was once home to the Spirit Yoga Center, a world renowned Yoga retreat and vacation site. This space includes a stand-alone conference building, along with four wood cottages that can accommodate up to 32 people! Other amenities include a greenhouse, barn, fire pit, and a beautiful boathouse.

Roughly three hundred feet from the property line is the famous state-owned Seven Sisters Spring that offers activities such as hiking, camping, and kayaking. Surrounded by thousands of acres of state-owned land, this property provides seclusion and relaxation not commonly found in riverfront properties.

Chassahowitzka Springs Riverfront Home and Acreage is eleven miles south of Homosassa, an hour drive north of Tampa International Airport, and two hours northwest of Orlando International Airport. This is a unique chance to purchase a natural Florida spring to enjoy with your family and friends.



Crab Creek Spring



LOCATION & DRIVING DIRECTIONS

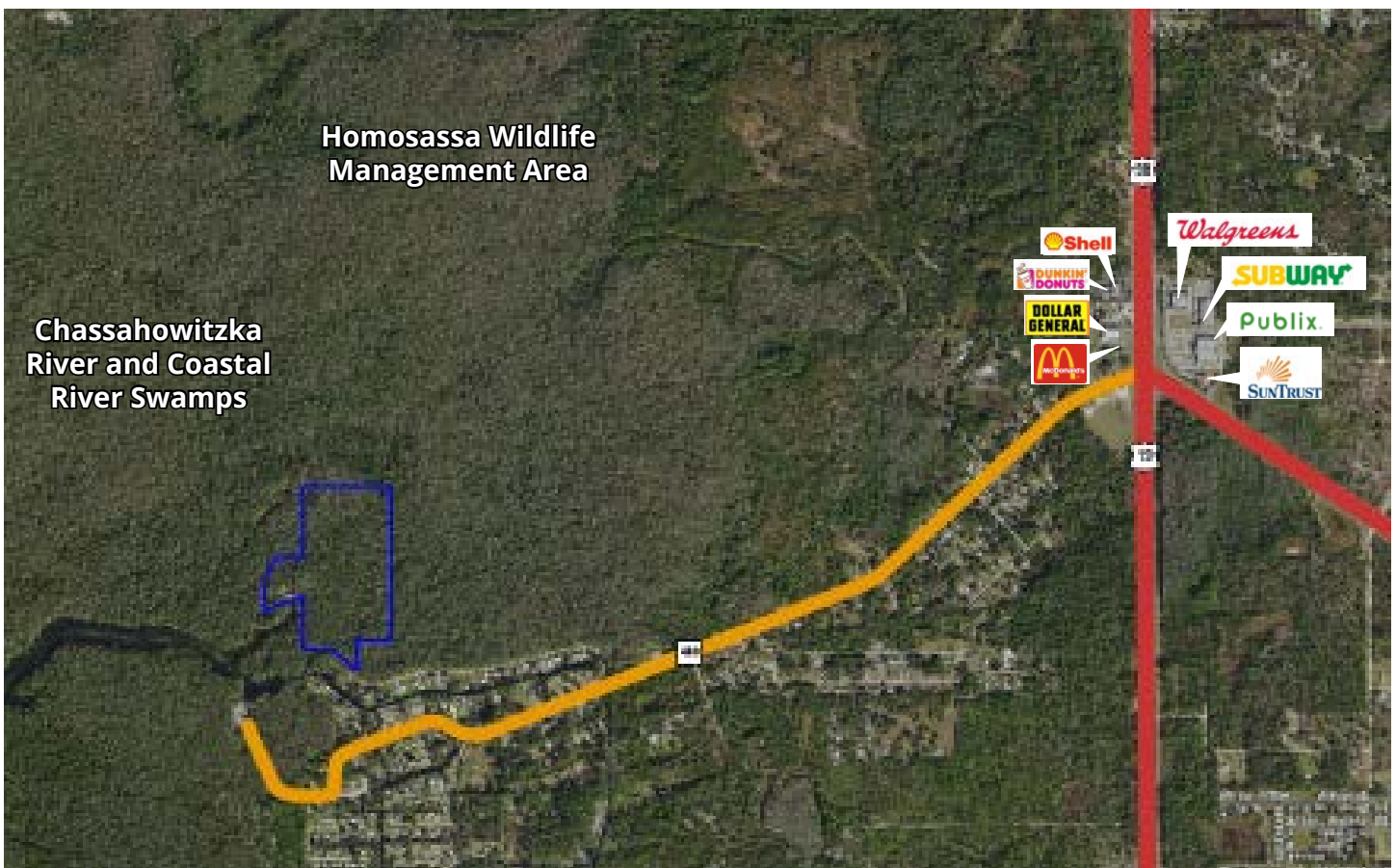
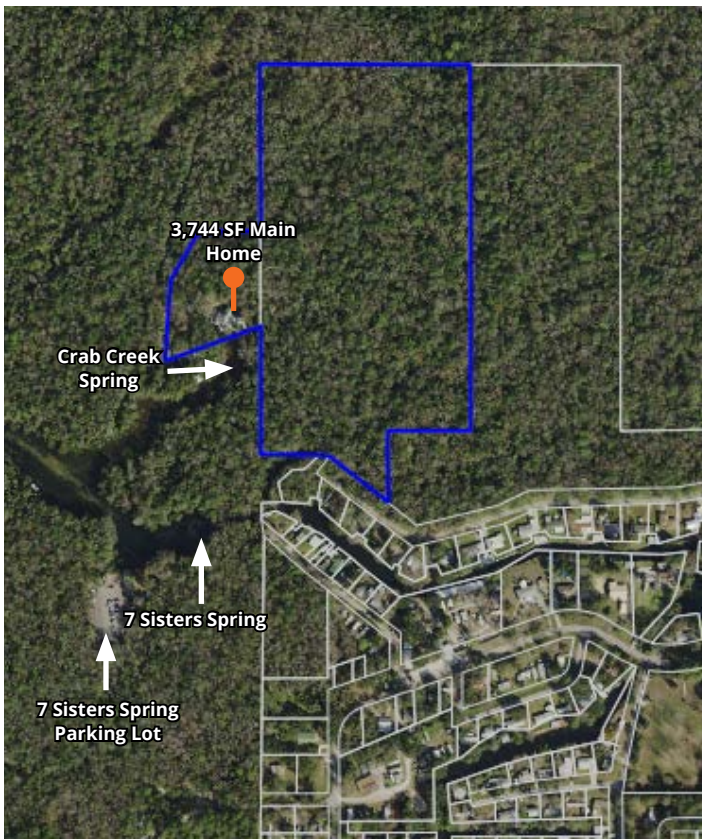
Parcel IDs: 17E20S26 42210, 17E20S26 13300

GPS Location: 28.717897, -82.576086

Driving Directions:

- From I-75, take the exit to head west on US-98 N toward Remington Rd 9.1 miles
- Turn right onto US-41 N/N Broad St 1.8 miles
- Turn left onto Yontz Rd, 1.5 miles
- Turn right onto US-98 N/W Ponce De Leon Blvd 14.3 miles
- Continue straight onto W Miss Maggie Dr, 0.7 miles
- Turn right onto W Lykes Trail

Showing Instructions: Contact the listing agents to schedule a showing time.



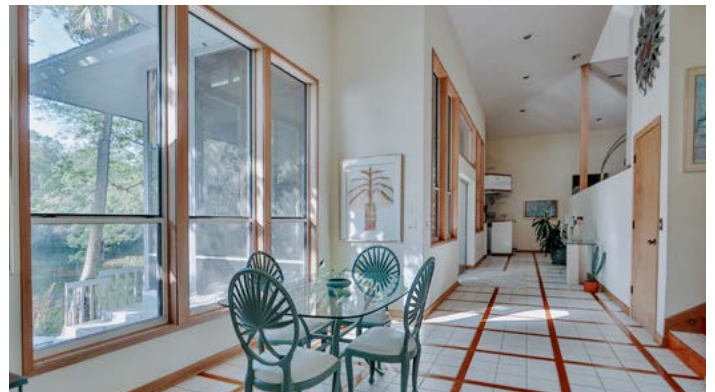
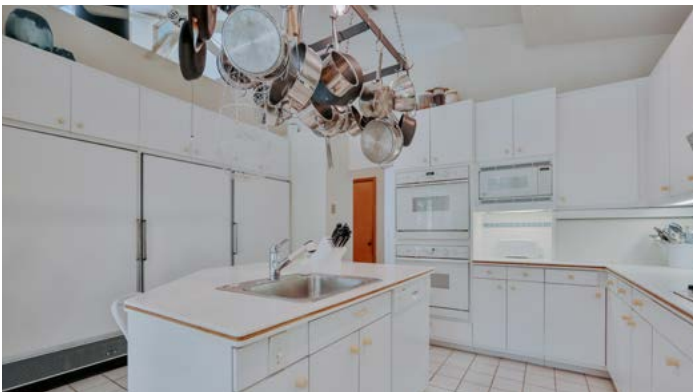
840 FT from Seven Sisters Spring

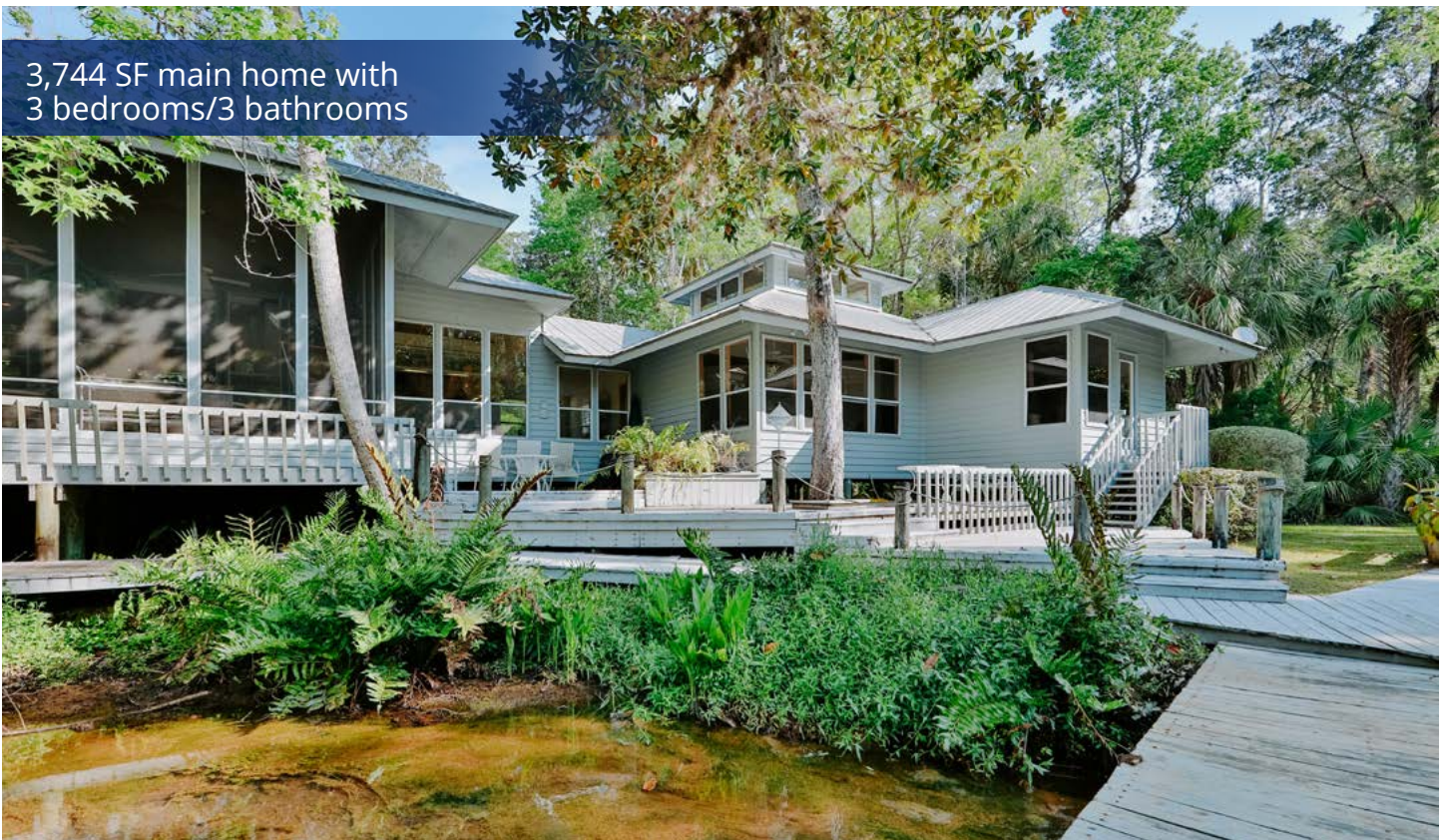
Seven Sisters
Spring



Chassahowitzka
Springs
Riverfront Home







3,744 SF main home with
3 bedrooms/3 bathrooms

SPECIFICATIONS & FEATURES

Acreage: 27.59 ± acres

Sale Price: \$3,900,000

Price per Acre: \$141,356

Site Address: 8690 W Lykes TRL, Homosassa, FL 34448

County: Citrus County

Water Frontage: Water frontage on Chassahowitzka River, Springs on property

Uplands/Wetlands: 1.83 ± uplands, 25.76 ± wetlands

Structures & Year Built: 8 structures total

- 3 bedroom/3 bathroom, 3,744 SF home built in 1990
- 1,600 SF stand alone conference center
- 4 cottages/cabins that sleep 8 people each
- Boathouse
- Greenhouse

Zoning/FLU: CL: Low Intensity Coastal Lakes

Current Use: Residential

Potential Recreational/Alt Uses: Kayaking, Springs diving, and boating

Income Features: Potential to rent out to groups

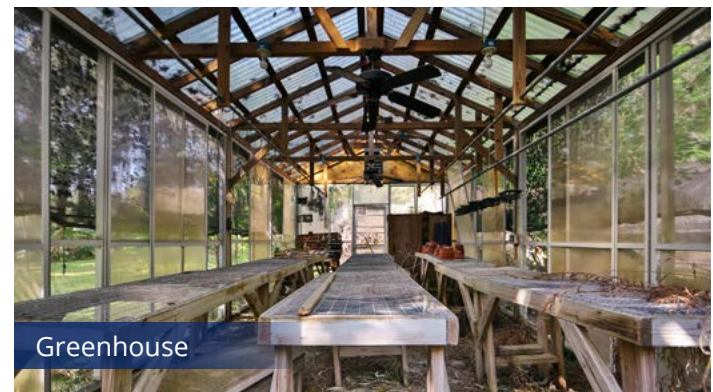
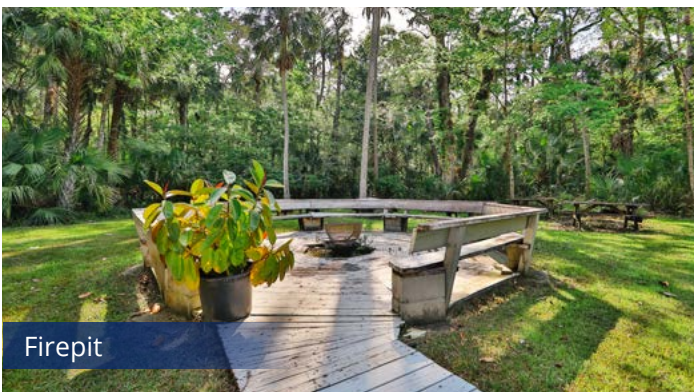
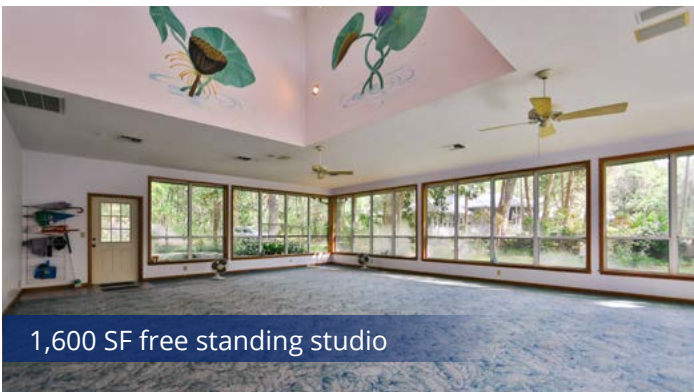
Conservation Easements: No

Water Source and Utilities: Utilities on site, WITHLACOOCHEE RIVER ELEC COOP electricity, on-site well water source, onsite septic sewer system

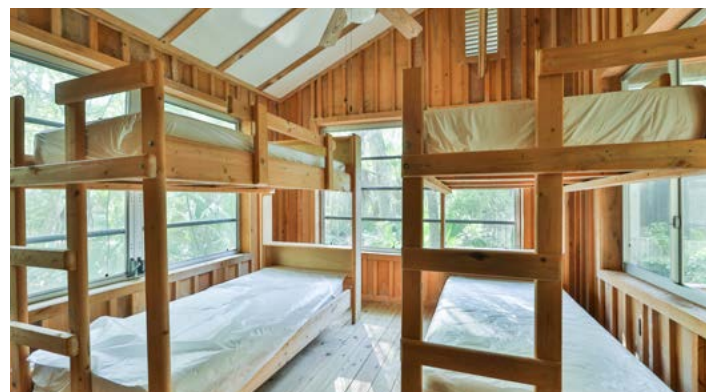
General Points of Interest: Property is roughly 840 FT north of the Seven Sisters Spring Parking lot. Surrounded by state SW FL Water Properties

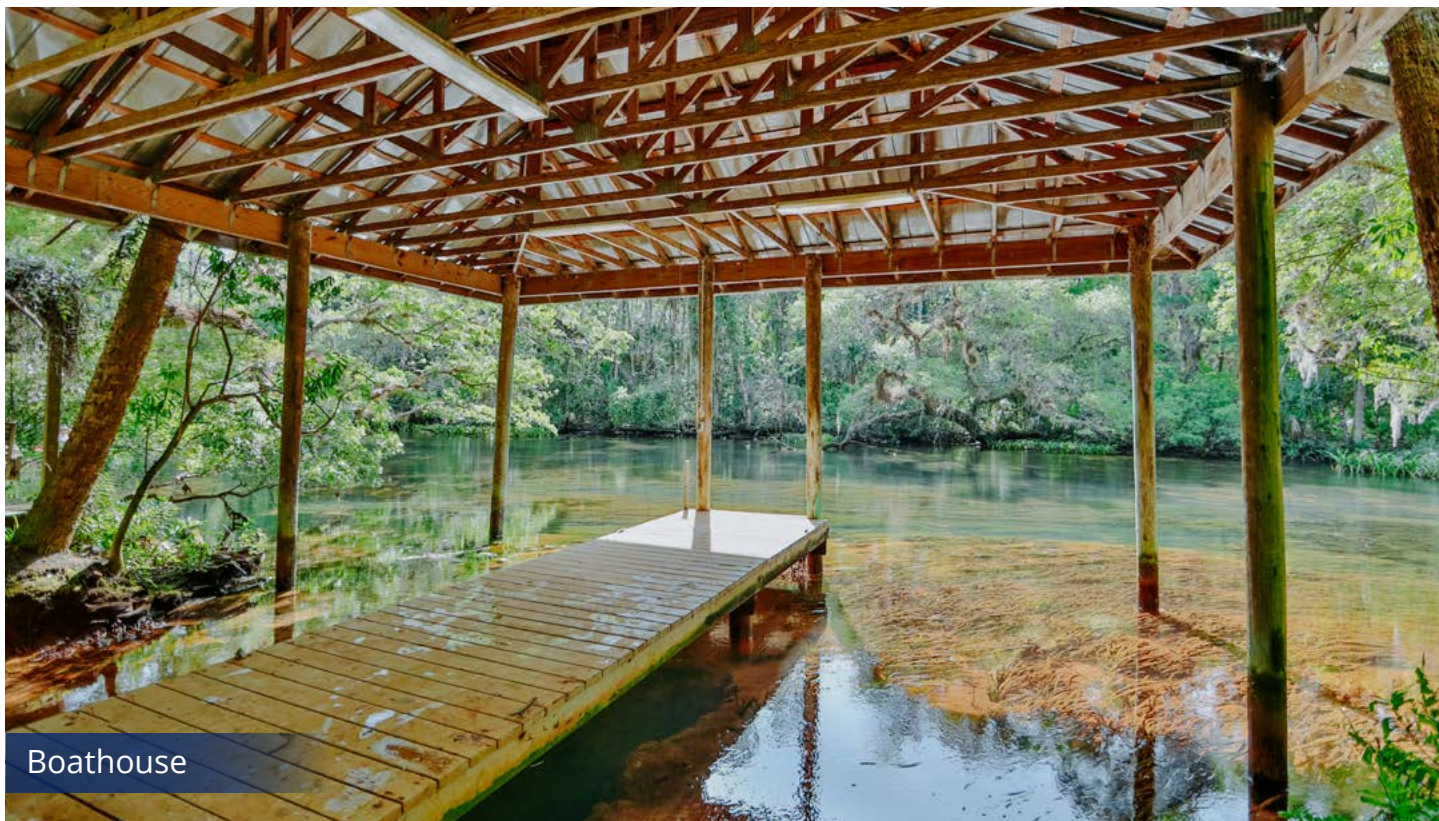
Taxes: \$11,258 (2019)

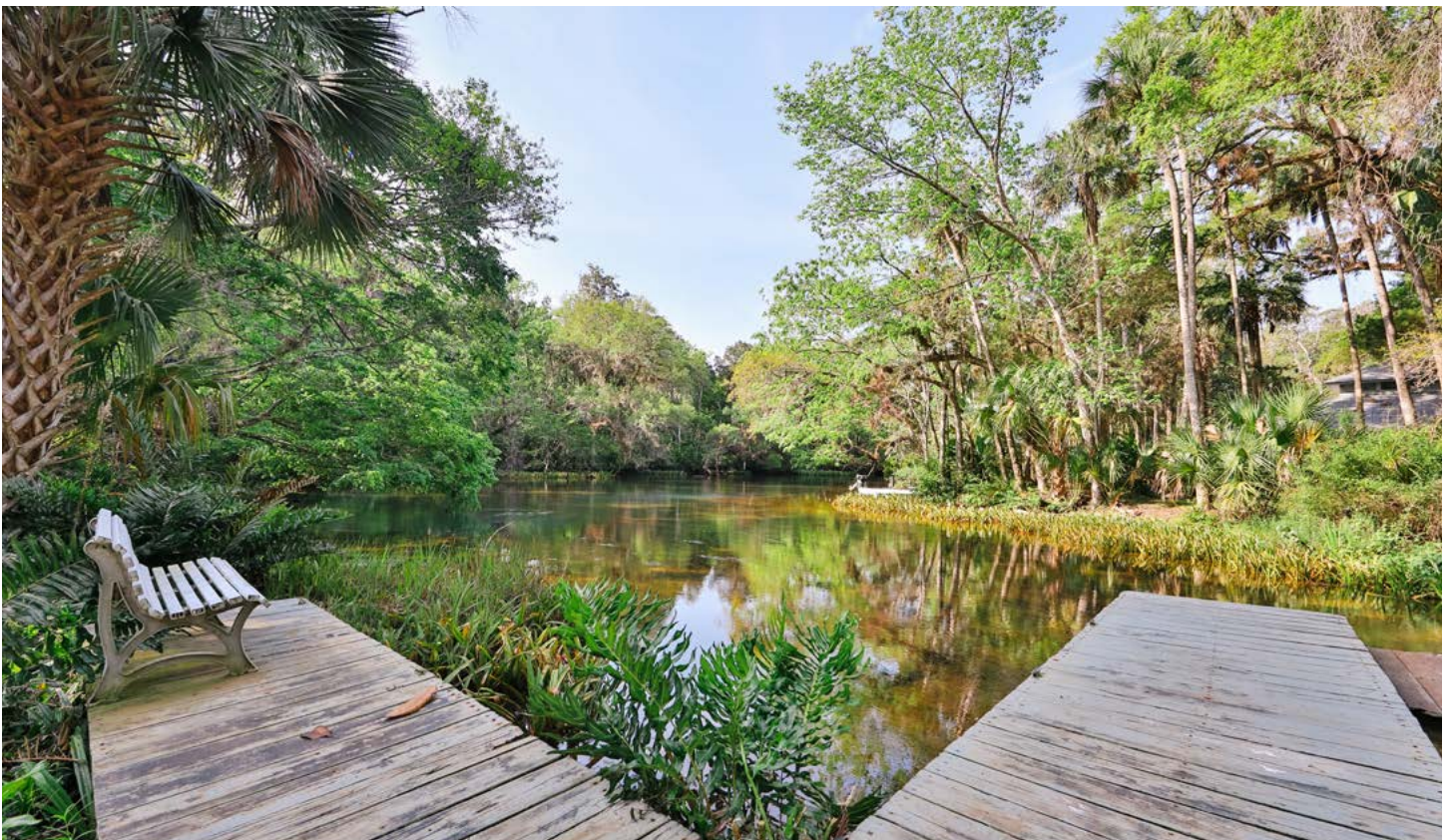
Amenities: Crab Creek Spring is a second magnitude spring and is located right below the dock & boathouse. Also on the property is a third magnitude spring that feeds into the main Chassowitzka Spring. Also on site are a boardwalk, multiple docks, and a fire pit.



Wood cottages with sleeping accommodations for up to 32 people!









114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

27.59 ± Acres • 3,744 SF Home on Crab Creek Spring
Four wood cottages that sleeps 32 people, greenhouse, and a bouthouse
Roughly 300 FT from the property of the famous state-owned Seven Sisters Spring

Visit SVNsaunders.com and search for: Chassahowitzka Springs

Dean Saunders, ALC, CCIM, 863.774.3522 & | dean@svn.com
Tyler Davis, 863.877.2829 | tyler.davis@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

©2020 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated
Saunders Ralston Dantzler Real Estate is regarded as an authority on all types of Florida land and
conservation easements, transacting over \$2.5 billion in sales since 1996. Offering land, forestry, and
conservation easement real estate services through Saunders Ralston Dantzler Real Estate and the
Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.



032420-A