

\$947,500 - 35 Magnolia Avenue, YANKEETOWN

MLS® #OM703204

\$947,500

3 Bedroom, 3.00 Bathroom, 2,423 sqft

Residential on 0.64 Acres

WATERWAY ESTATE, YANKEETOWN, FL

Along the River Banks of deep fresh water near the Gulf of Mexico, stands The Magnolia House, an impressive interpretation of French Colonial Architecture, Coastal practicality, and charming Key West Style. This Grand Old Lady is positioned in the Heart of The Nature Coast, and has witnessed nearly half of a Century of stunning wildlife, effortlessly weathered storms, and has Hosted special events -and ordinary occasions made special- for grateful family and friends. As with many old houses, She has embraced change while maintaining her Historic Character, and since 2012, The Magnolia House has operated as a 5 Star Rated small BnB. If walls could talk, they would echo endless comments of stunning River views, recant vibrant conversations, and be warmed by laughter from within and from glowing sunsets out. Magical moments are made throughout, but the second story Riverview Veranda sets the stage for most, especially during Summer. The Manatee reside in the River from May to mid September, the evening gardens sparkle with blinking fireflies, and something is always in bloom with tropical colors and wafting fragrances. The property's lush landscape provides a buffer from the street, a Secret Garden, and for a waterfront community, features a rare luxury of 265 feet of direct river frontage, a private sand beach for launching kayaks, and a small island. A coveted and premier location of just three unobstructed miles to the Gulf, allows Global Traveling



Mega Yacht Owners to enjoy the short trip inland for supplies, commercial boaters delivering fresh seafood of all varieties, and Anglers and Divers seeking World Class water sports. Every once in a while, a very special property is realistically offered, and this should be considered a once in a lifetime opportunity. **BONUS: INTERIOR HAS NEVER FLOODED!**

Built in 1980

Essential Information

MLS® #	OM703204
Price	\$947,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,423
Acres	0.64
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	35 Magnolia Avenue
Area	Yankeetown
Subdivision	WATERWAY ESTATE
City	YANKEETOWN
County	Levy
State	FL
Zip Code	34498-2430

Amenities

View	Water
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior Features	Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Split Bedroom
Appliances	Bar Fridge, Built-In Oven, Cooktop, Electric Water Heater, Refrigerator
Heating	None
Cooling	None, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Masonry, Wood Burning

Exterior

Exterior Features	Balcony, Garden, Sliding Doors
Roof	Metal
Foundation	Stilt/On Piling

Additional Information

Date Listed	June 7th, 2025
Days on Market	148
Zoning	MUNI

Listing Details

Listing Office	BRICKS & MORTAR REAL ESTATE
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