

# 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

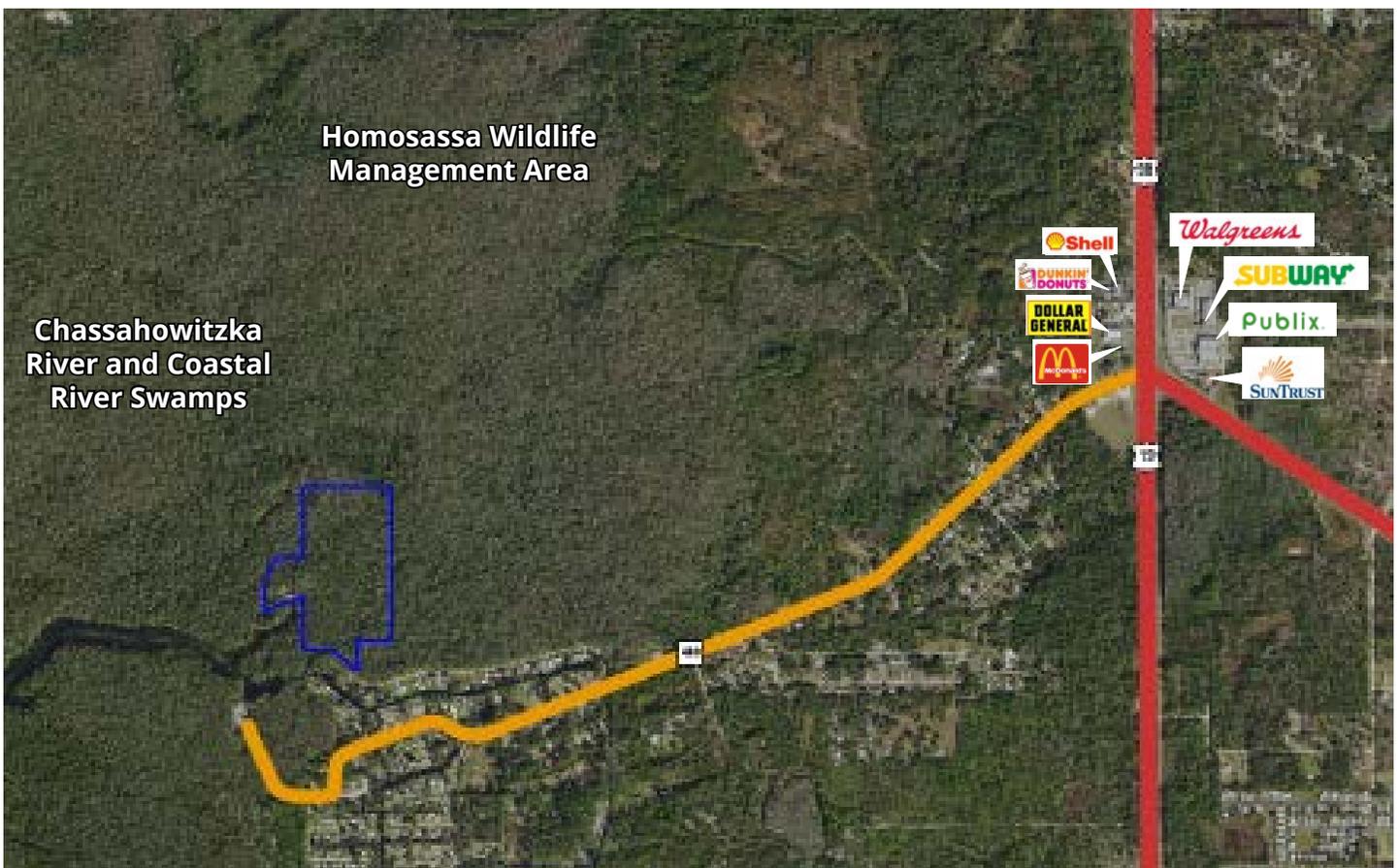
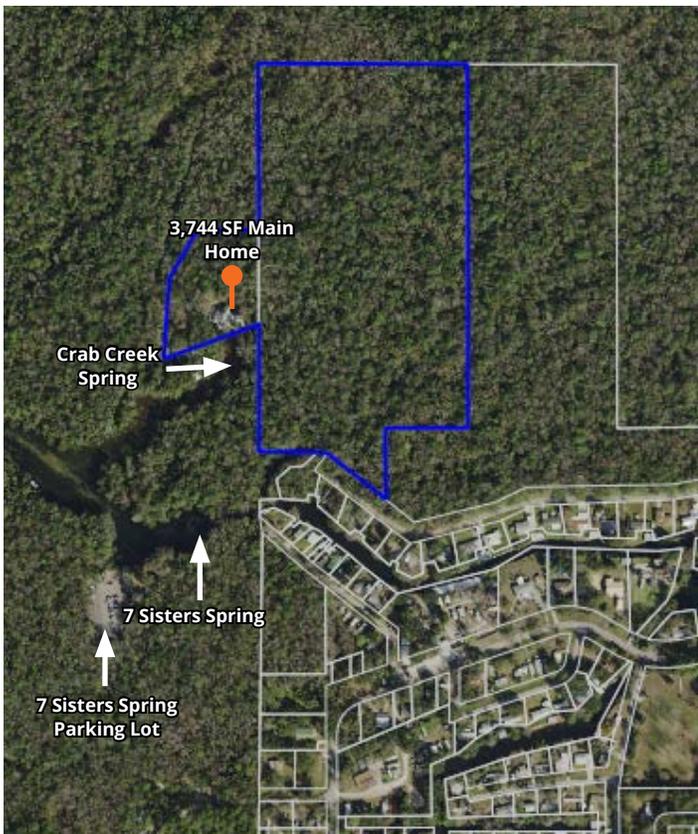
**Parcel IDs:** 17E20S26 42210, 17E20S26 13300

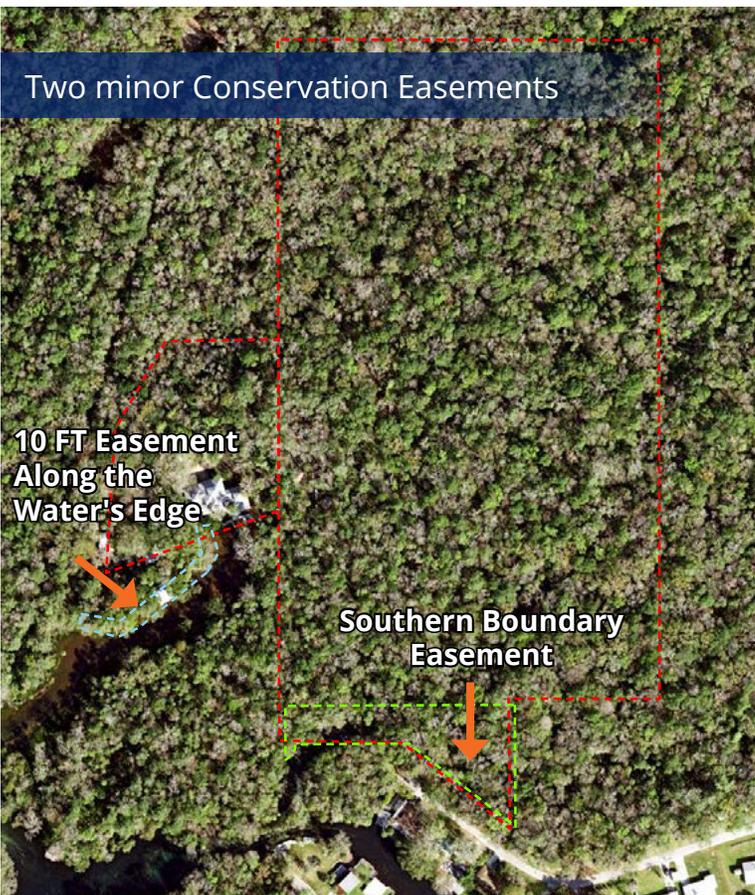
**GPS Location:** 28.717897, -82.576086

### 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.

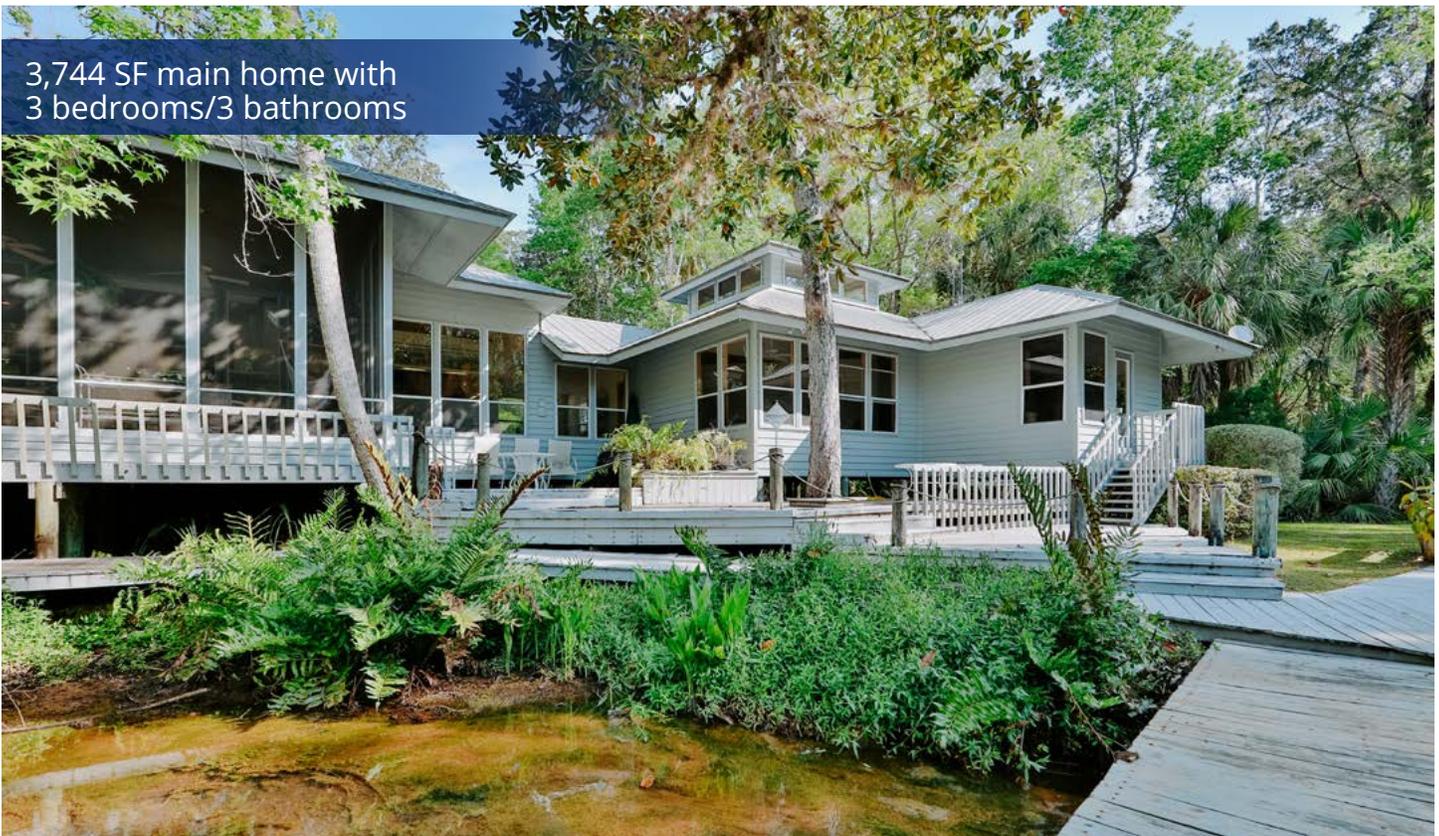




## CONSERVATION EASEMENTS

Two minor conservation easements located on the property. One is a 10 FT easement along the water's edge by the Boat House and the second one is along the southern boundary of the property.





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

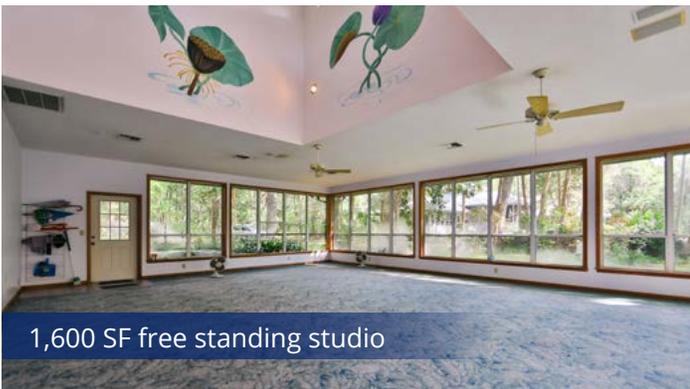
**Conservation Easements:** No

**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)

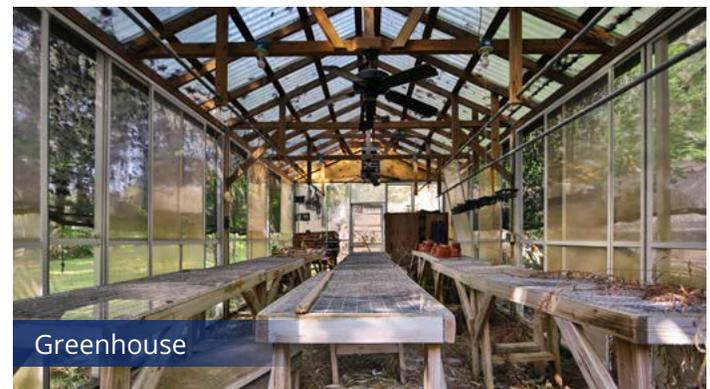
**Amenities:** Crab Creek Spring is a second magnitude  
spring and is located right below the dock &  
boathouse. Also on the property is a third magnitude  
spring that feeds into the main Chassowitzka Spring.  
Also on site are a boardwalk, multiple docks, and a  
fire pit.



1,600 SF free standing studio



Firepit



Greenhouse

Wood cottages with sleeping accommodations for up to 32 people!





Boathouse





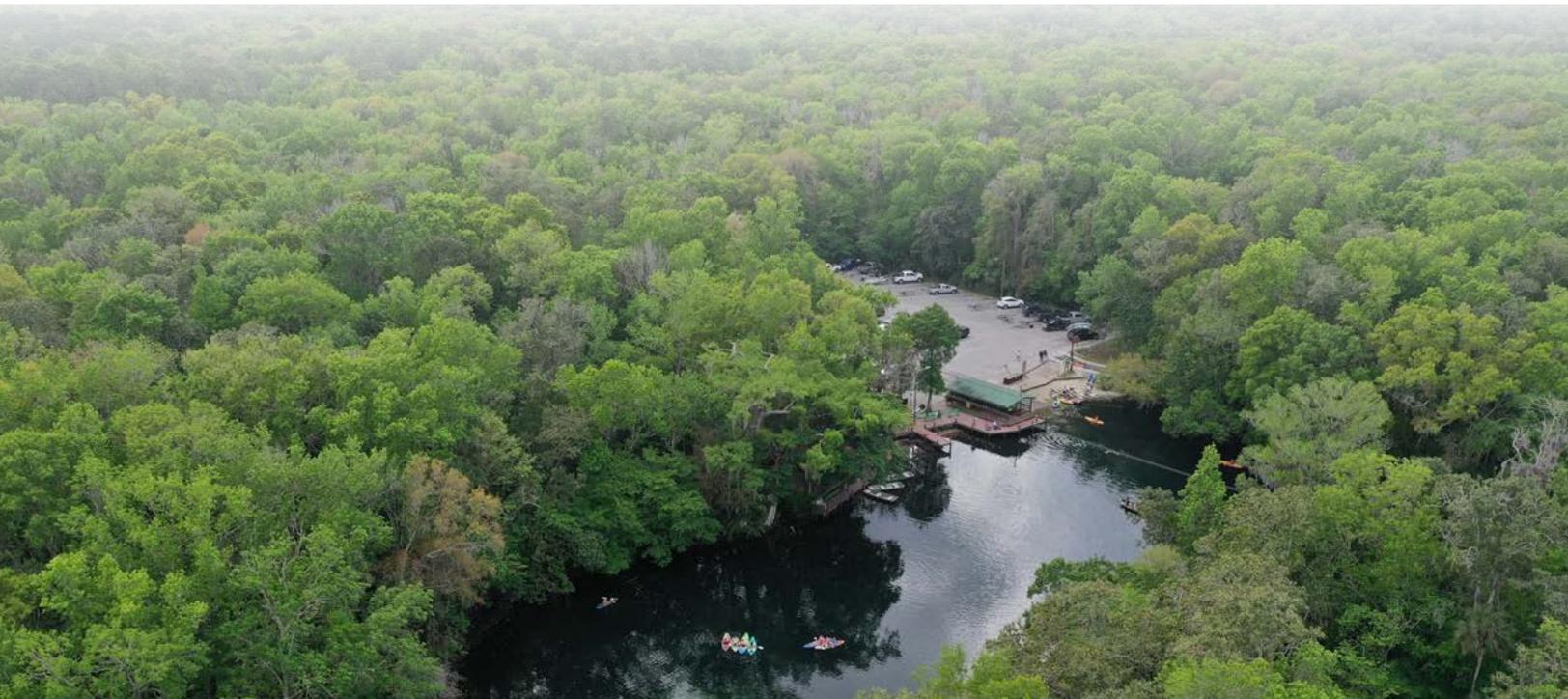


1723 Bartow Rd | Lakeland, Florida 33801

**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](http://SVNsaunders.com) and search for: **Chassahowitzka Springs**

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**GEORGIA**

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