



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



94 AC ST. JOHNS RIVERFRONT ESTATE PROPERTY IN DEBARY

Between 100 & 101 Rosa Bella View, DeBary, FL 32713

PROPERTY DETAILS

- Size: 94.62 ± acres
- Parcel IDs: 89360000001, 80310000003, 80310700000G
- Utilities: Water, sewer, electric available nearby
- River frontage: 4,800' on St. Johns River
- Price: \$650,000

Property Highlights

Create your riverfront estate with the biggest backyard you can find—more than 90 acres of pristine oak hammock stretching to the St. Johns River. This rare 94.62± acre offering includes a buildable homesite within the gated Riviera Bella community, creating the perfect setting for a private single-family residence. Enjoy unmatched access to boating, fishing, and peaceful natural surroundings, all while being conveniently located near the SunRail station and Sanford International Airport. A recreational haven with seclusion, beauty, and extraordinary convenience.



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 22,602
- Median HH Income: \$87,391
- Median Home Value: \$307,600

DeBary, US Census

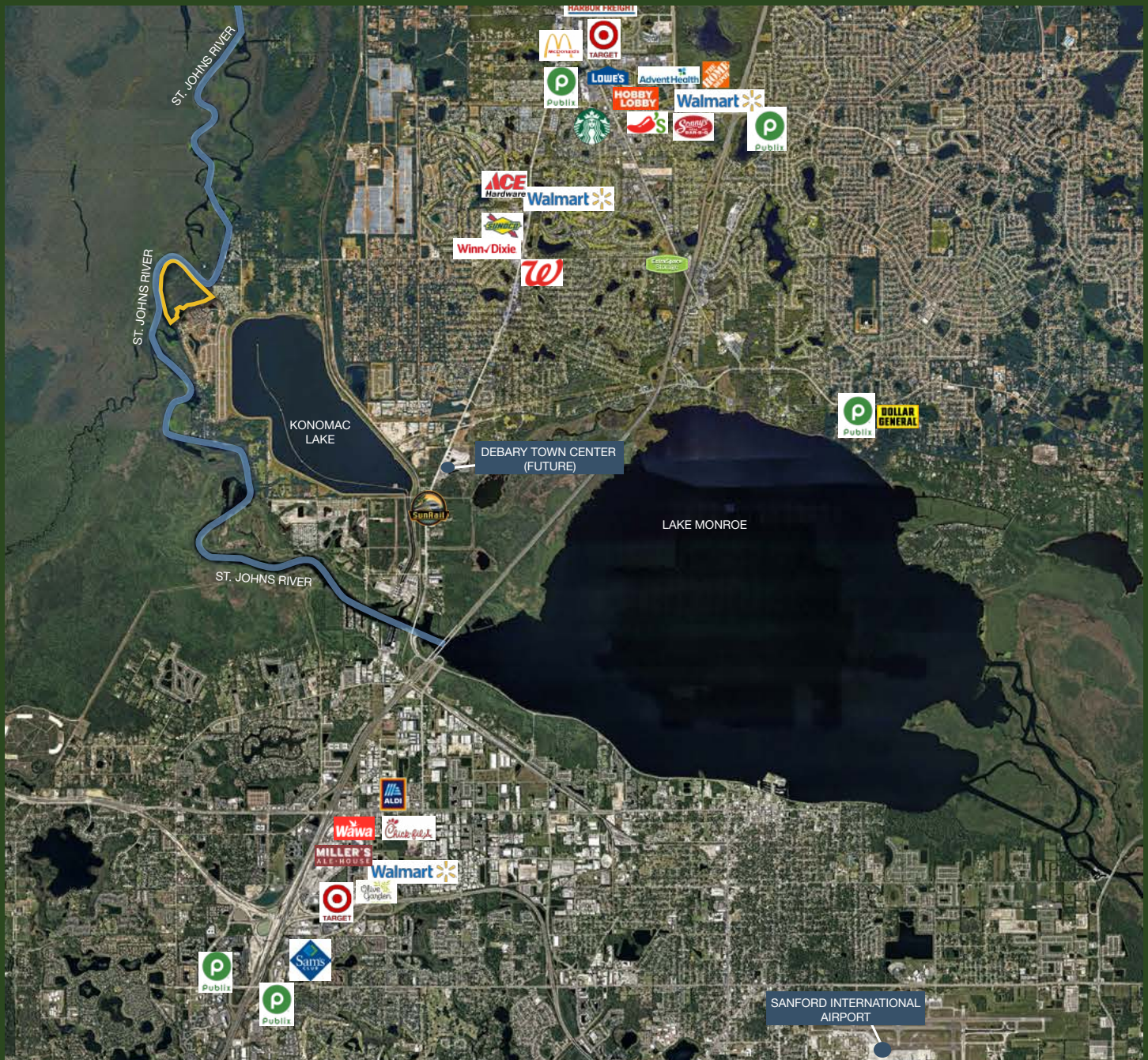
County Demographics

- Total Population: 568,229
- Median HH Income: \$66,581
- Median Home Value: \$278,000

Volusia County, US Census

Daily Traffic Counts

- Total Population
- Total Household Units
- Median Age
- Average HH Income
- Median Property Value



REGIONAL MAP

Drive Times

- Deltona: 10 min
- Sanford: 15 min
- DeLand: 20 min
- Orlando: 35 min
- Mt. Dora: 40 min
- New Smyrna Beach: 40 min
- Titusville: 1 hr

