



**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

Own more than 94.62± acres of pristine oak hammock stretching to the banks of the St. Johns River. Tucked within the gated Riviera Bella community, this property delivers expansive privacy, direct river access, and a landscape defined by mature canopy, wildlife, and unspoiled natural beauty. 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

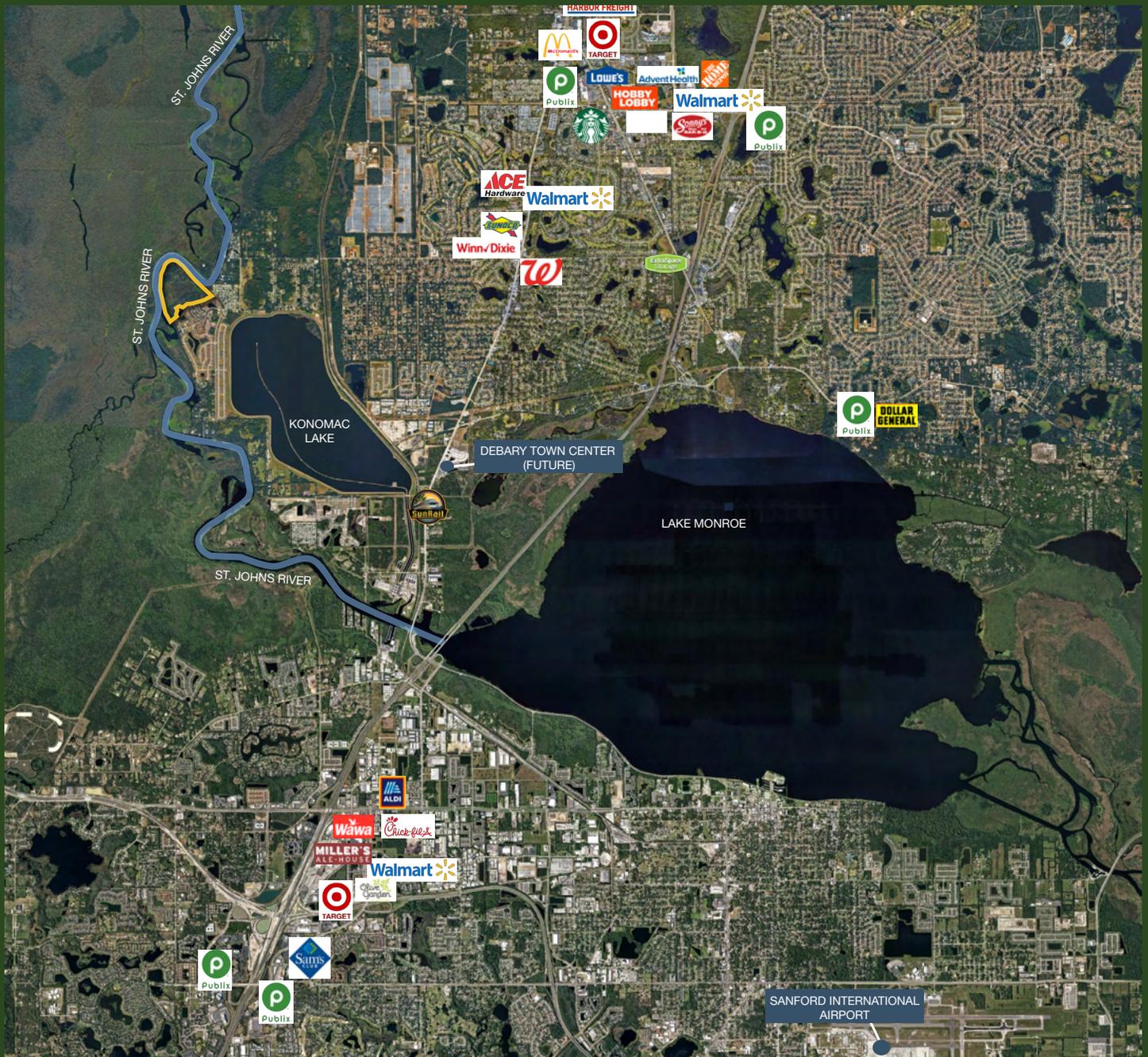
County Demographics

- 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

