

# ST JOHNS RIVER RETREAT

645 SOUTH US HIGHWAY 17  
SAN MATEO, FL 32817

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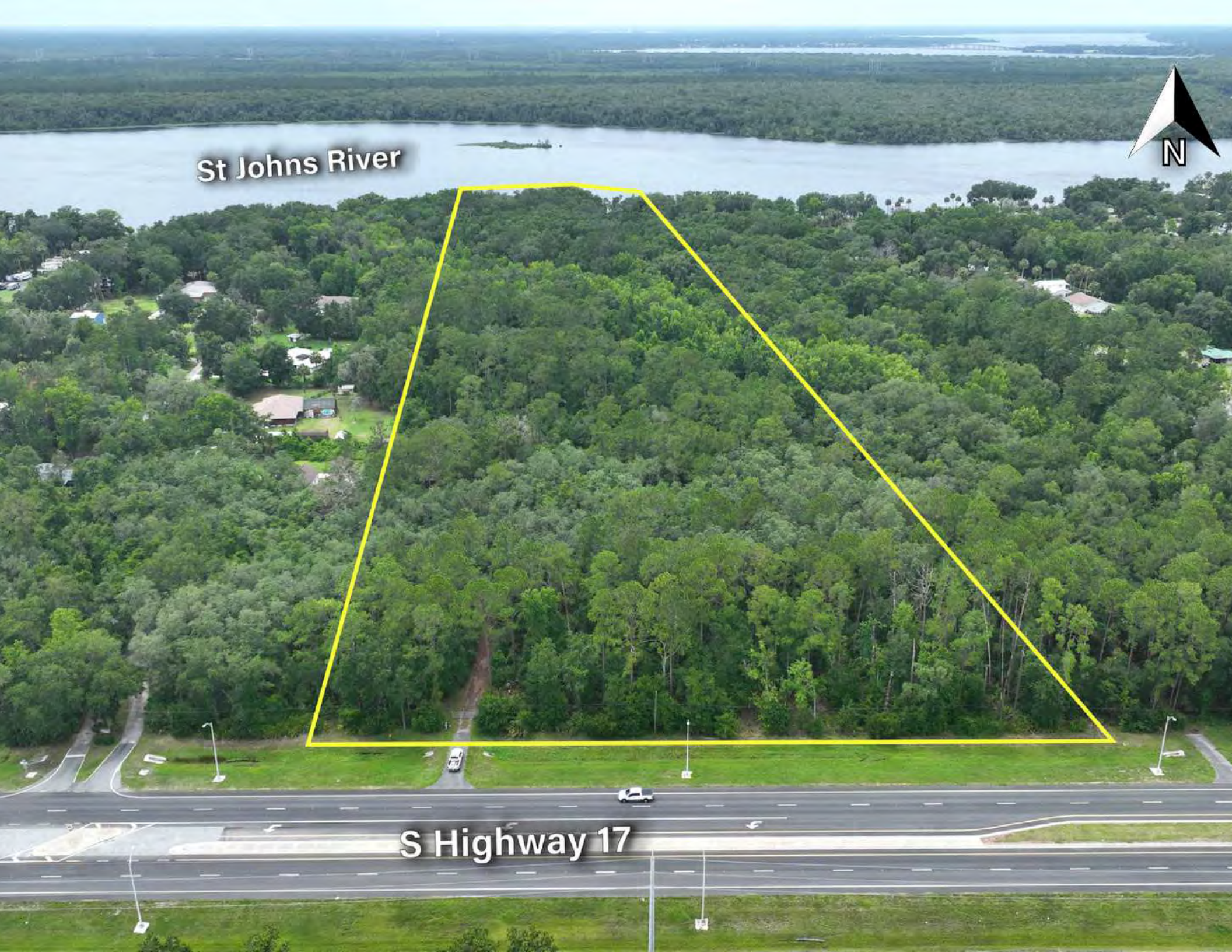
R. Todd Dantzler, CCIM  
C: 863.287.3586  
[todd.dantzler@svn.com](mailto:todd.dantzler@svn.com)



**St Johns River**



**S Highway 17**





# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$3,099,000</b>
Building Size:	5,500 SF
Lot Size:	20 ± Acres
River Frontage:	450 ± FT
Price / SF:	\$563.45
Year Built:	2011
Zoning:	Residential Single Family
Market:	NE Florida
Submarket:	Jacksonville
APN:	29-10-27-0000-0091-0000 and 29-10-27-0000-0090-0000

## PROPERTY OVERVIEW

The site is two [2] parcels totaling approximately 20 ± acres, rectangular in shape with 450 ± FT of river frontage on the historic St John's river. It has incredible trees and foliage in which you drive through to get to the homesite that is scattered with mighty oaks, pines, and other indigenous vegetation affording wonderful privacy and solitude. The Florida Vernacular Architectural style home was designed by Haase Design out of Gainesville and constructed by John Olsen Construction out of Winter Haven.

## PROPERTY HIGHLIGHTS

- Ideal for a family or corporate retreat
- Designed for luxury, comfort and brilliant exchange of ideas inside or around the large firepit area.
- Two separate 3/2 cottages for extra guests
- Two story boat dock with sun deck for total enjoyment of the historic St Johns river

# Location Description

## LOCATION DESCRIPTION

This property is located on the banks of the St. Johns river in San Mateo, FL, just 10 ± minutes from Downtown Palatka which is county seat of Putnam County. Situated in the northeastern part of the state, these towns offer a perfect blend of natural beauty and convenient access to various amenities. The St. Johns River is one of the longest rivers in Florida and runs for about 310 miles from Blue Cypress Lake in Indian River County to the Atlantic Ocean east of Jacksonville. It is known for its natural beauty and scenic views.

While San Mateo is a relatively small town, it provides a peaceful and exclusive atmosphere for those seeking a retreat from the bustling city life. The town is known for its friendly community, and residents can enjoy the convenience of nearby amenities while still relishing the privacy and tranquility of their riverside home.

The city of Palatka is known for its scenic landscapes and access to outdoor recreational activities. Palatka may be called the Gem of the St. Johns, but the St. Johns is also the Gem of Palatka. The St. Johns River, which flows through the heart of the city, serves as a focal point for boating, fishing, and water sports enthusiasts. The riverfront area is a hub of activity, with marinas, parks, and waterfront restaurants offering picturesque views and opportunities for relaxation and leisure.

One of the notable features of this region is the Palatka Municipal Airport, which serves as a gateway for private flyers and aviation enthusiasts. The airport is only a 20 ± minute drive from the subject property and offers (3) asphalt paved runways. 9/27 is 6,000 by 100 feet; 17/35 is 3,510 by 75 feet; 12/30 is 3,000 by 75 feet. This well-maintained airport is strategically located to provide easy access to San Mateo and Palatka, as well as the surrounding areas. The airport's close proximity to these towns makes it a convenient choice for those seeking a seamless travel experience.

Whether you're exploring historic landmarks, enjoying outdoor activities along the St. Johns River, or immersing yourself in local culture, this location offers a delightful blend of charm, history, and natural splendor.



# Property Description



## EXTERIOR DESCRIPTION

The home and attached cottages along with the detached barn are perfectly situated among some of the most picturesque mature oaks you will find in Putnam County. The home and cottages have a metal roof to enjoy the soft sounds of a gentle rain, expansive open and screened porch for lively and deep conversations, a nice deck for outdoor grilling, as well as an oversized fire pit for late night cocktails and conversations. There is a 4 door red barn a few feet from the compound that houses a tractor, lawn mower, John Deere Gator, and Hurricane pontoon boat.

## INTERIOR DESCRIPTION

This family retreat offers a large, three bedroom 2 1/2 bath main house with large expansive screened porches that connect to two (2) small three (3) bedroom, 2 bath cottages that are attached to the main structure.



The main house has an oversized living room and game room for family time and and a large dining room with table that will accommodate family and friends. It also features a spacious kitchen that has room to prepare lots of food. In addition, an amazing panoramic view of the St Johns River and private boat house can be enjoyed from the kitchen, dining room, and family room.

## LOT DESCRIPTION

This is a one of a kind offering of a traditional family retreat property on 20 ± acres with over 450 FT of frontage on the historic St. John's River. The land has a gentle slope from Highway 17 to the St. Johns River. It is graced with stately and historic oaks that add character and shade throughout. A working barn sits 100 feet away and is large enough for a tractor with mower, float boat, lawn mower, side by side utility vehicle, tools, and a half bath.

## UTILITIES DESCRIPTION

County water and private septic. Crescent City Natural Gas supplies to the house for cooking, dryer, furnaces, and the grill on the deck.



# About Architect - Haase Design



## RONALD AND DAVID HAASE

David Haase, an architect based in Gainesville, specializes in this style, which combines the desires of modern homeowners with the architectural heritage of Old Florida. Collaborating with his father, Ronald Haase, the duo designs custom houses that integrate deep overhangs, shady porches, vaulted ceilings, and clerestory windows to interact with the environment and evoke the early Spanish settlers' era.

According to David Haase, the enduring appeal of cracker architecture lies in its passive solar technology, integration with nature, and timeless features like shady porches, well-placed windows, and natural light.

The style was never just a trend but continues to captivate homeowners who appreciate its elegant simplicity and connection to Florida's heritage.

## HAASE DESIGN

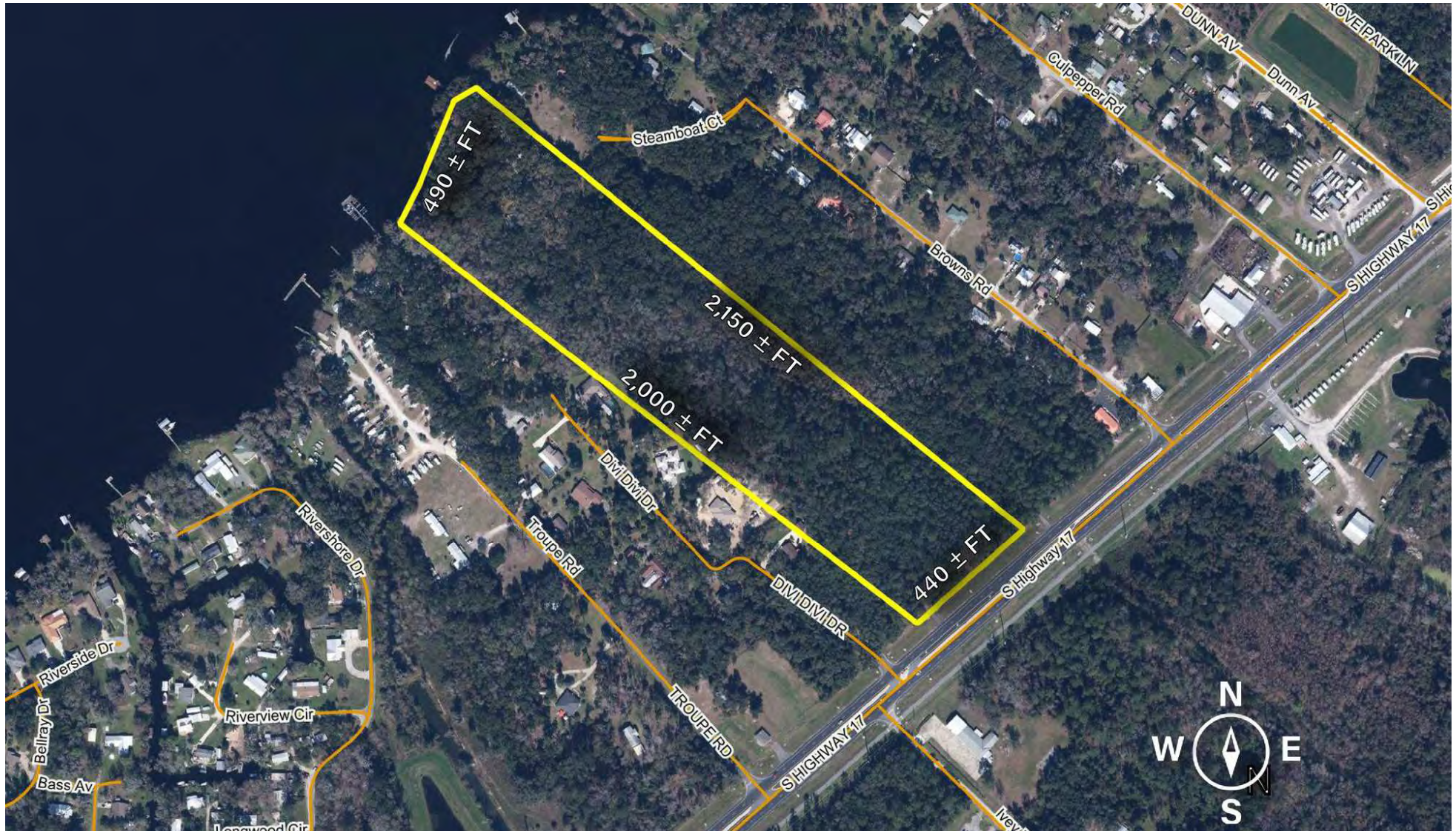
An award winning design firm, this Father and Son business has roots going back to the 1970's providing Vernacular Architecture designs and solutions.

The old Cracker Farmhouses have been the foundation of an active, private practice designing contemporary houses and buildings that have a strong identity with the climate and culture of Southern small towns and rural lifestyle.

The name "cracker" has multiple meanings, but David Haase's favorite refers to cattle drivers "cracking" whips while herding cows through Florida's backcountry.

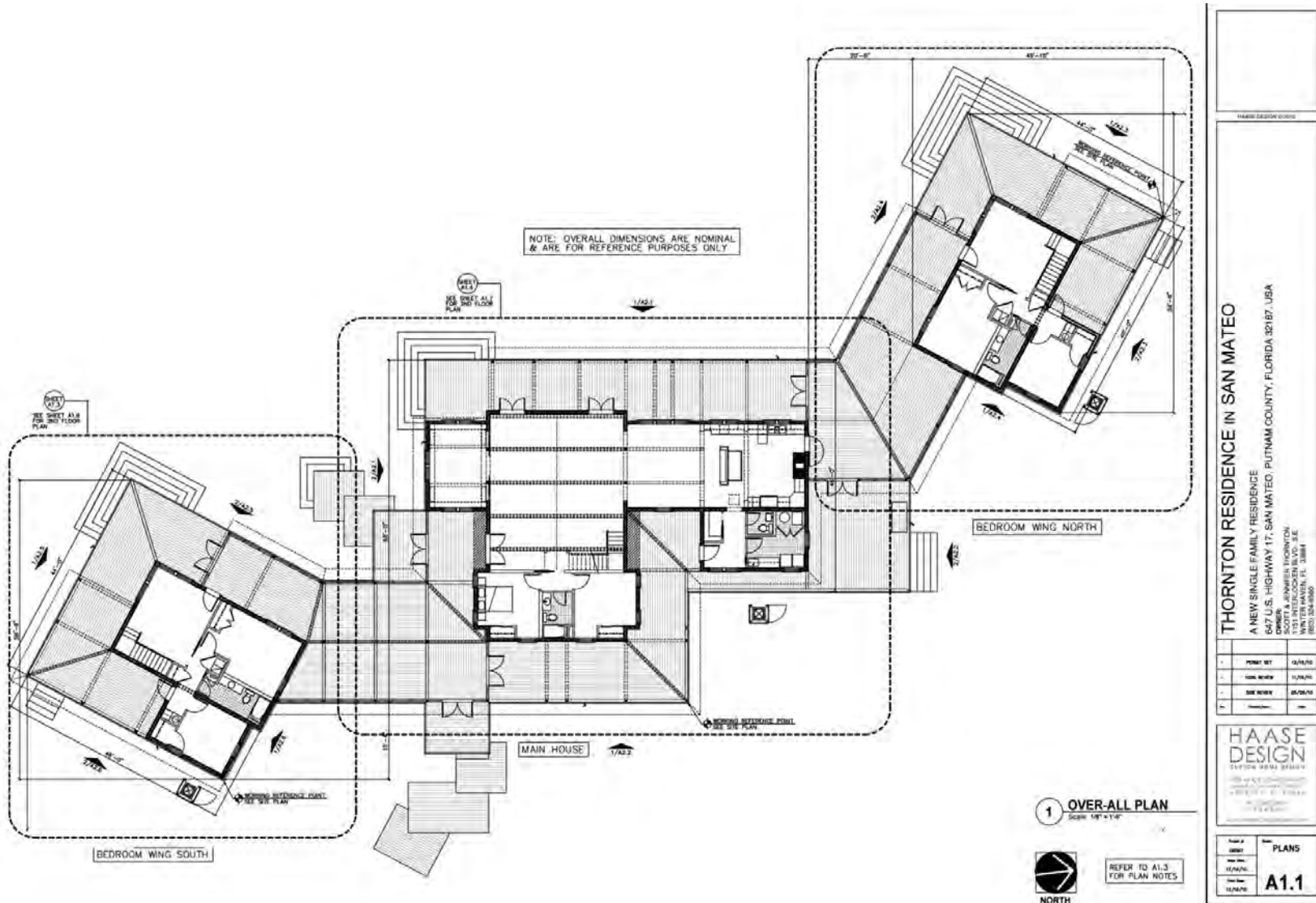


# Aerial Map

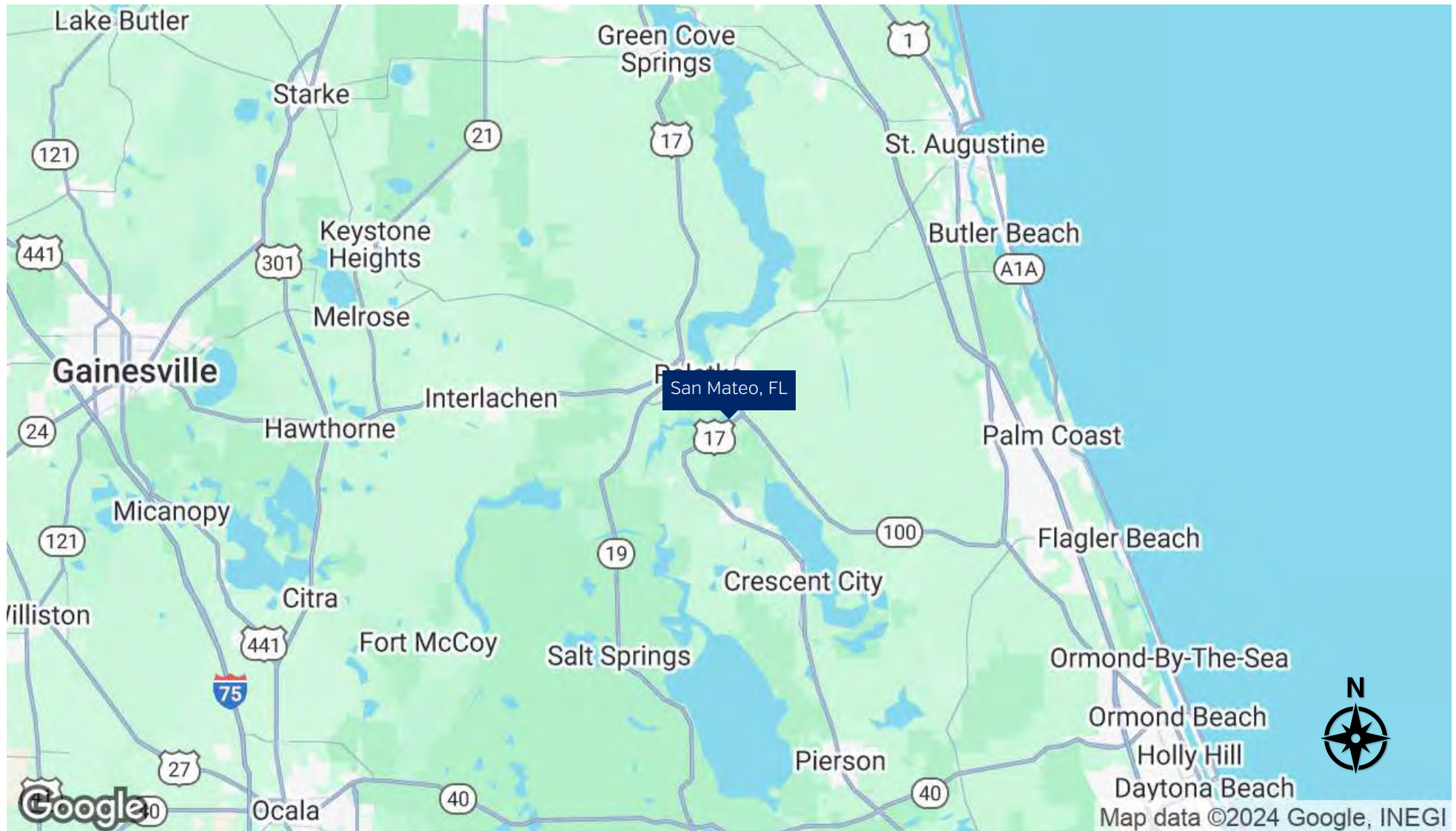




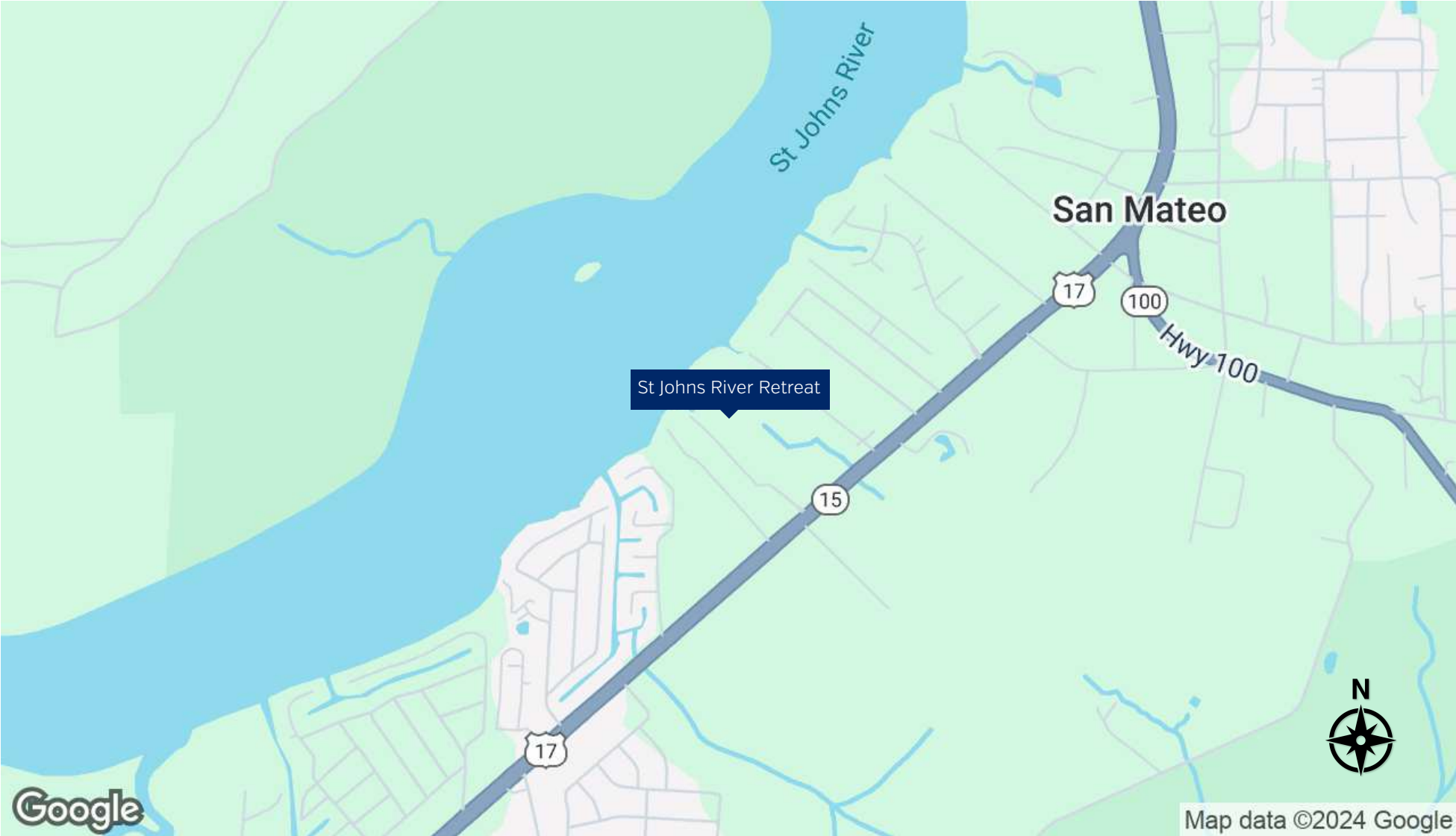
# Over-All Plan



# Regional Map



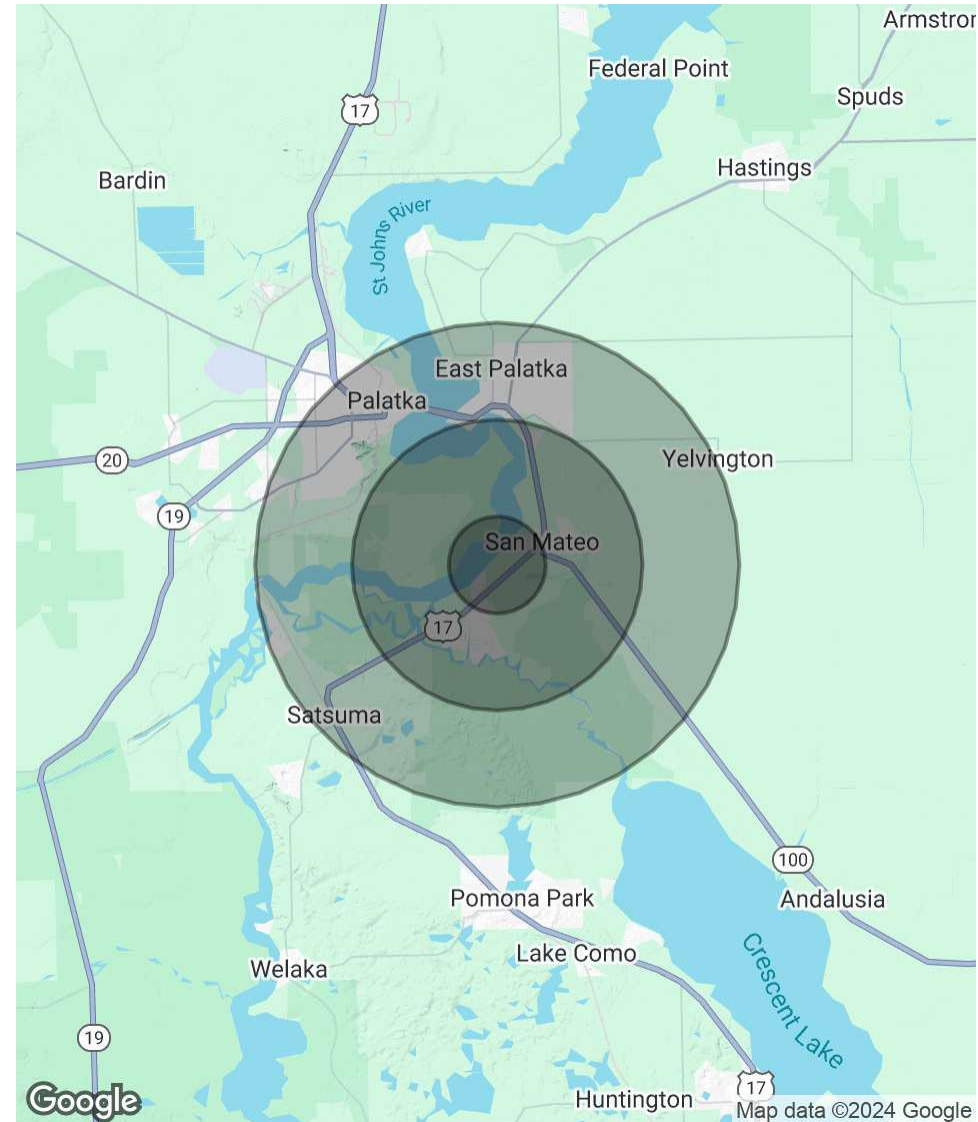
# Location Map



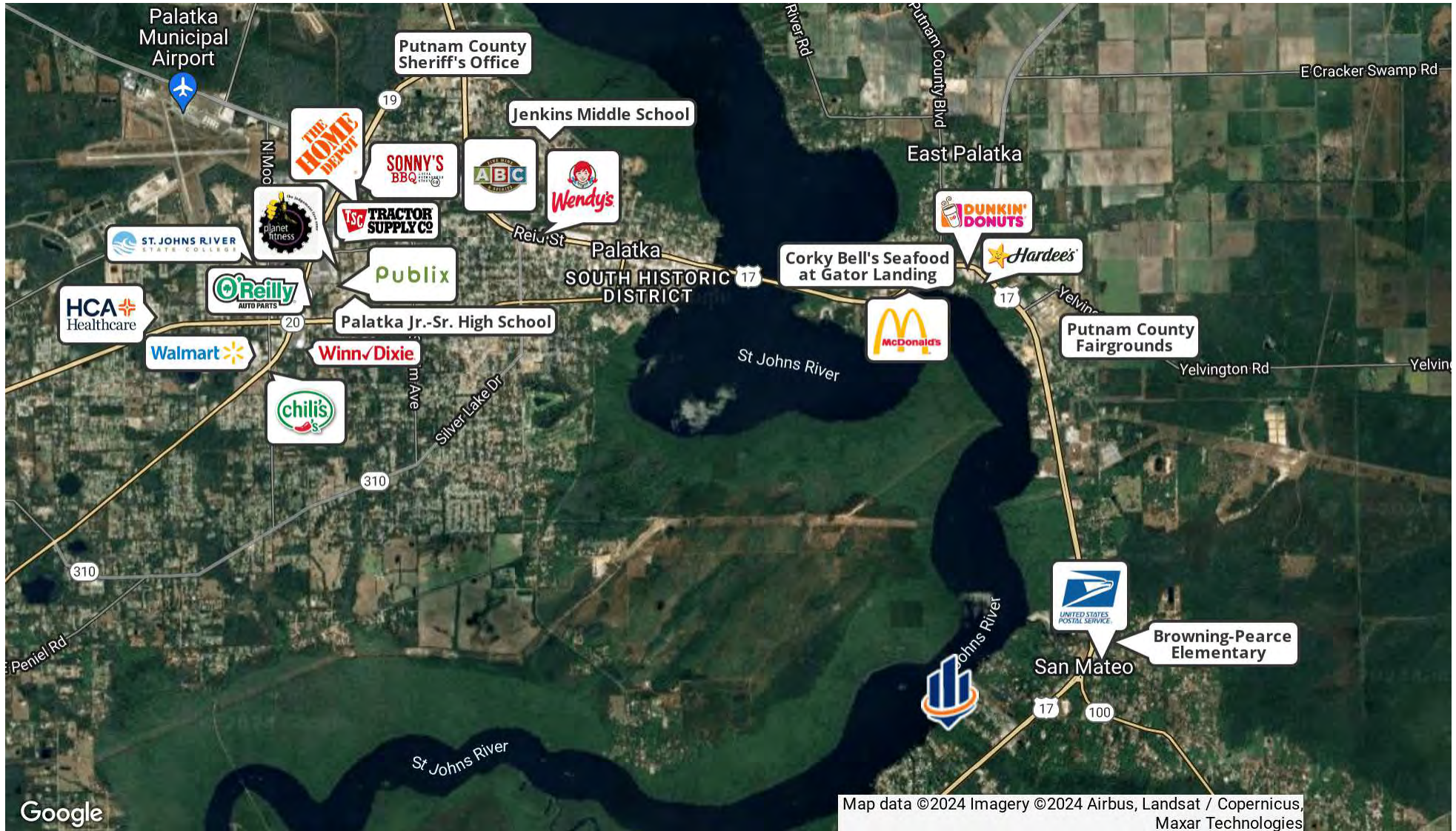
# Demographics Map & Report

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	508	4,076	18,910
Average Age	51.6	44.7	39.6
Average Age (Male)	50.2	43.9	38.7
Average Age (Female)	58.3	50.7	41.8
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	375	2,604	9,481
# of Persons per HH	1.4	1.6	2.0
Average HH Income	\$44,199	\$38,007	\$42,415
Average House Value	\$119,166	\$109,396	\$112,632

2020 American Community Survey (ACS)

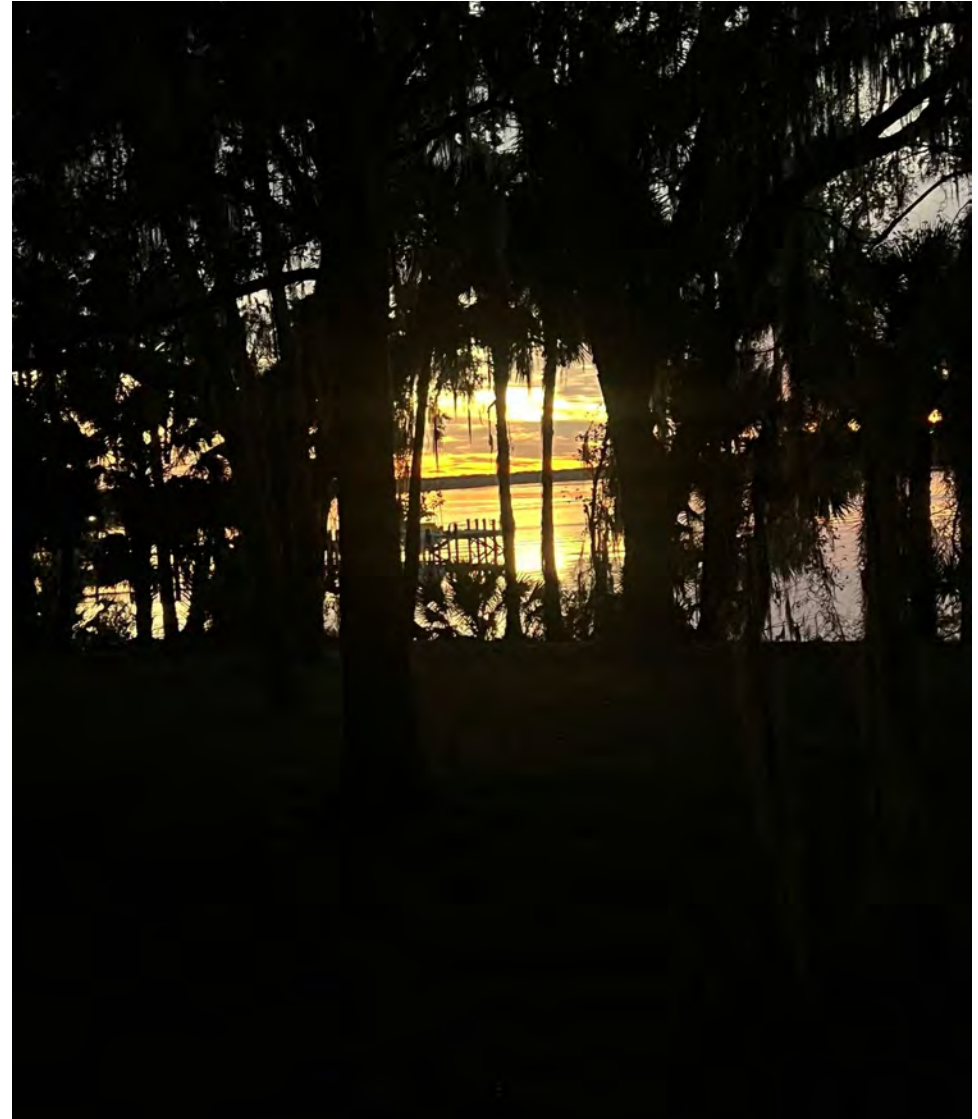
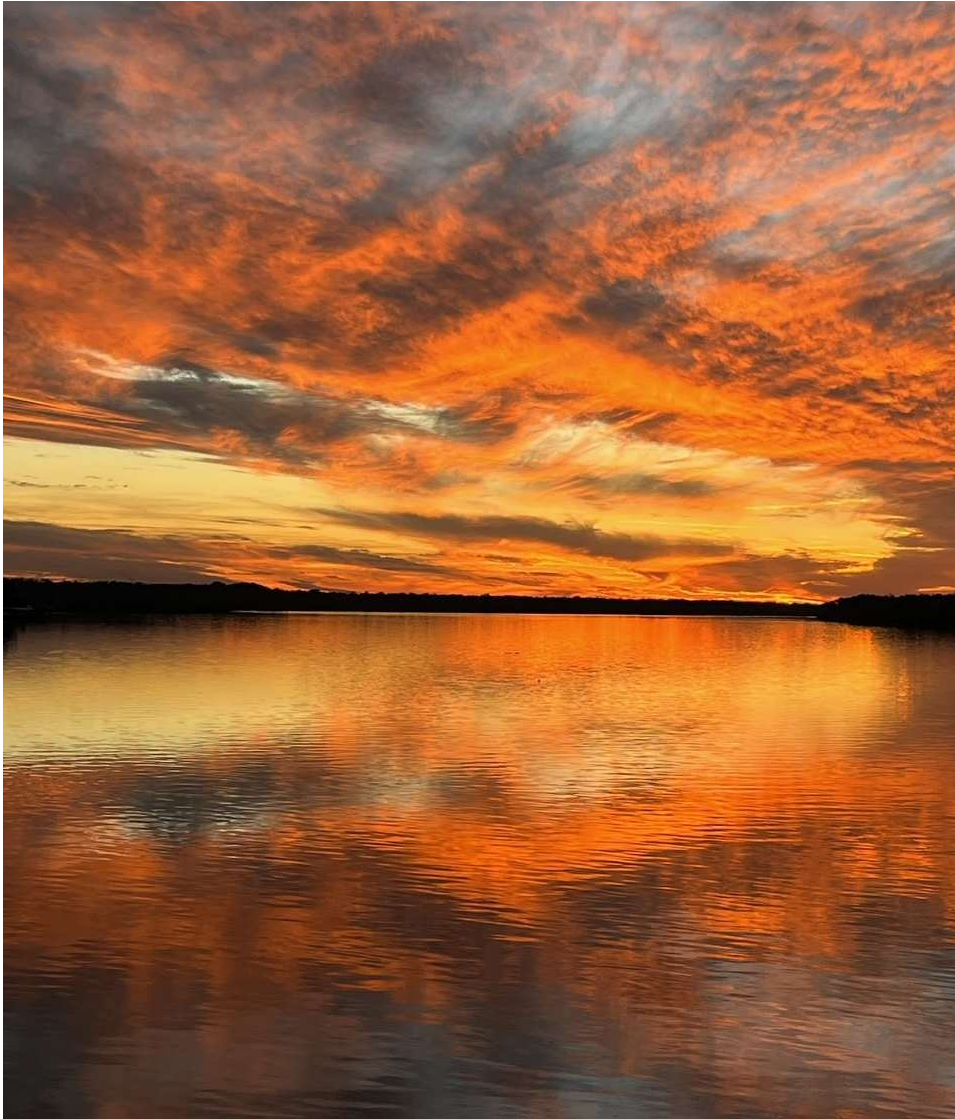


# Downtown Palatka Map





# Dock Sunset View



# Interior Photos





# Interior Photos



# Interior Photos

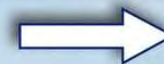


# Exterior Photos





Downtown Palatka  
10 ± Minutes



S Highway 17

St Johns River



Subject



**R. TODD DANTZLER, CCIM**

Managing Director/ Senior Advisor

todd.dantzler@svn.com

Direct: 877.518.5263 x403 | Cell: 863.287.3586

## PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development. Todd has been active in Polk County real estate for over 40 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year and in 2000 he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues.

Todd specializes in:

- Commercial Properties
- Industrial Properties
- Investment Properties
- Commercial Leasing
- Area: The Lakeland-Winter Haven Metro Area



For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

**HEADQUARTERS**

1723 Bartow Rd  
Lakeland, FL 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

203 E Monroe Street  
Thomasville, Georgia 31792  
229.299.8600

**ARKANSAS**

112 W Center St, Suite 501  
Fayetteville, Arkansas 72701  
479.582.4113

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