

Hamptons

INTERNATIONAL



2402 Sandy Run Dr, Middleburg, FL 32068

3  4 

£470,000

(\$623,000)

Property details



Attributes

 **Garage**

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Description

Waterfront living on Black Creek with approximately 100 feet of frontage and panoramic water views from multiple rooms throughout the home. This 3-bedroom, 3-bathroom single-family residence offers 2,719 square feet of living space and combines distinctive architectural design with practical updates, including a new roof in 2024 and a whole-house generator. Expansive windows and soaring ceilings bring natural light inside while showcasing the creek views that define the property. The remodeled kitchen is designed for both everyday living and entertaining, featuring white cabinetry, Corian countertops, a large center island, abundant storage, pull-out drawers, an LG refrigerator, and stainless steel appliances. Wood and tile flooring extend throughout the home, while the spacious layout includes a bonus recreation room that provides flexibility for hobbies, work, or gathering space. The upstairs primary suite offers private balcony access overlooking Black Creek, creating a front-row view of the waterfront setting. A sunroom provides an additional space to relax and enjoy the scenery year-round. Each downstairs bedroom includes its own updated bathroom, including one with a deep soaking tub and shower combination. Exterior features include full wood siding, a 2-car garage, and direct access to the natural beauty of Black Creek. The combination of waterfront frontage, mature character, and recent improvements makes this property a compelling option for buyers seeking both space and functionality. Located in Middleburg with no HOA, this home offers the opportunity to enjoy waterfront living while benefiting from major system updates already in place. If you have been searching for a Black Creek waterfront property with architectural character, generous living space, and year-round water views, this home is ready for your tour.

















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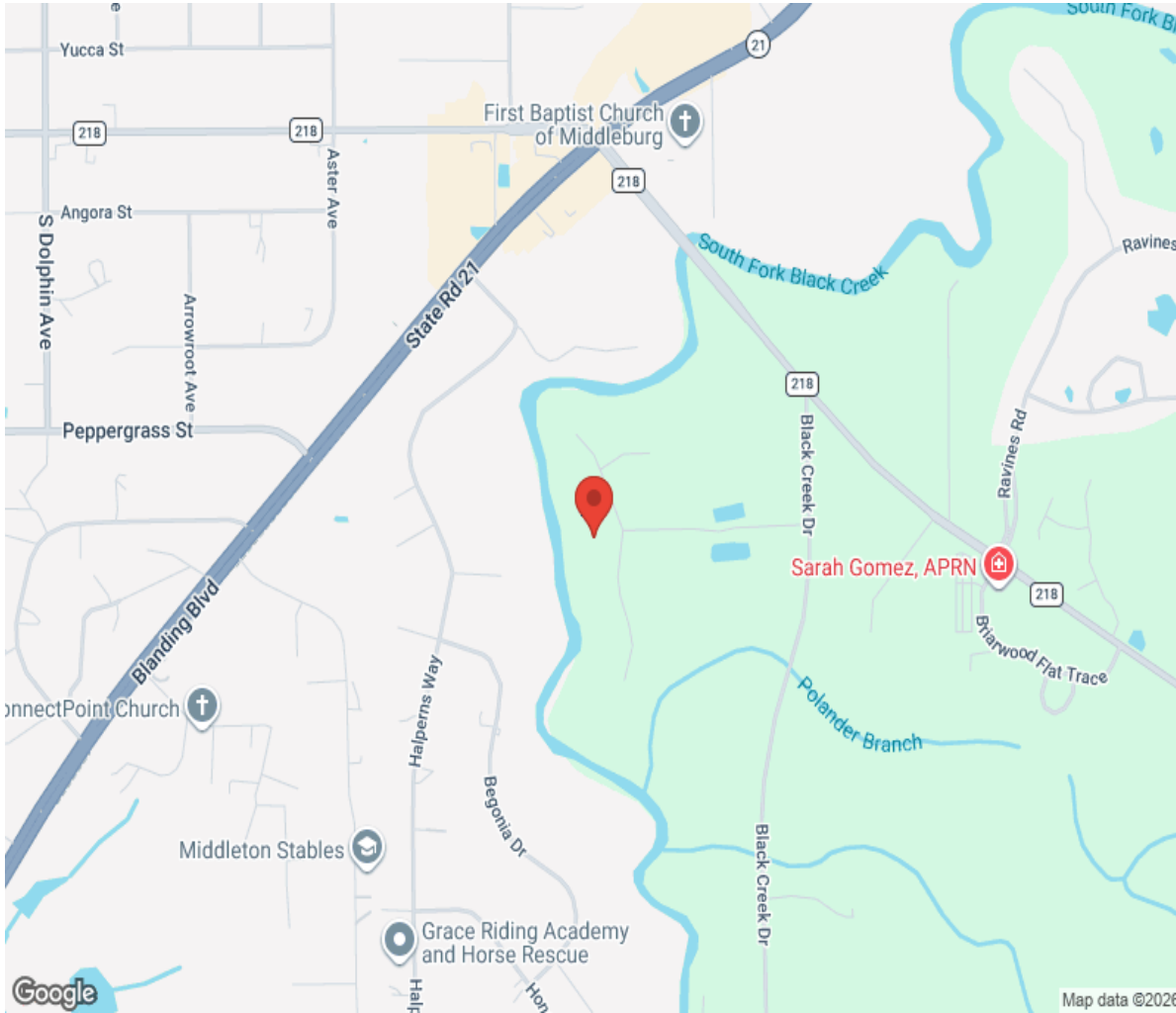








Location



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