

$6,900,000

SINGLE FAMILY RESIDENCE

21531 N RIVER RD

21531 N RIVER Road, Alva, Florida, 33920, United States

FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026036418**
Bedrooms	**6**
Building size	**10268 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**6.5**
Floor	**2**
Exterior	**Block**
Interior	**Brick**

Description

Welcome to Equestrian Acres, an exceptional 19+ acre private equestrian estate where luxury, functionality, and an extraordinary equestrian lifestyle converge. Meticulously designed with both horse and rider in mind, this remarkable property offers a rare combination of equestrian infrastructure, versatility, recreation, and income-producing potential in the heart of Southwest Florida's equestrian country. At the center of the estate is a 250' x 275' irrigated riding arena, strategically positioned between two barns for convenient access. Three viewing stands provide excellent vantage points for spectators and trainers. The professionally appointed 16-stall luxury barn features a humidity-controlled feed room, air-conditioned tack room with changing area, laundry room, kitchen space, men's and women's bathrooms with showers, office, and fly-misting system. A separate secondary barn near the main residence includes a bathroom, tack area, and fly-misting system. Originally designed for quarantine, it is equally suited for foaling, veterinary care, private boarding, or horses requiring additional separation. (17) lush paddocks and turnout areas, double fencing, professional landscaping, and secure gated entry complete the equestrian grounds. A Kubota tractor equipped for arena grooming, mower, and Bush Hog convey with the property. An extraordinary 50' x 70' multi-purpose event and entertainment building adds remarkable versatility. Ideal for weddings, celebrations, private gatherings, equestrian events, and more, it features an

$18,000 sound system, bar/lounge, kitchen, TV lounge, bunk room, full bathroom, and polished concrete floors. The building can accommodate up to a 45-foot RV and includes 50-amp electrical and sewer hookups, creating additional potential for entertainment, guest accommodations, RV use, or income generation. The estate also includes three beautifully remodeled residences, two with in-ground pools, offering flexibility for owners, guests, caretakers, or rental opportunities. There is also potential to build on a large inclusive parcel, to create another custom luxury estate residence. Ideally located in Alva, Florida, the property offers the tranquility and character of Old Florida while providing convenient access to the Caloosahatchee Intra-Coastal Riverway, Fort Myers, Sanibel and Naples area beaches, I-75, RSW Airport, and renowned equestrian destinations throughout Florida, including Wellington & Ocala. Equestrian Acres is more than an equestrian property—it is a fully developed lifestyle estate offering a rare opportunity to combine horses, recreation, events, privacy, and investment potential in one extraordinary setting. Call today for more information. Sale includes: 22-43-27-00-00002.002A - 21531 N River Road, Alva, FL, 22-43-27-00-00002.0020 - 21571 N River Road, Alva, FL, 22-43-27-00-00002.0170 - 17700 Pronghorn Street, Alva, FL, 22-43-27-00-00002.0610 - 17701 Pronghorn Street, Alva, FL.