PRIVATE ISLANDS INC.

BREATH OF LIFE SANCTUARY

BLACKWATER RIVER, FLORIDA



THE ISLAND — TERRAIN

40.28 ACRES · FREEHOLD

UNDEVELOPED · WITHIN MILTON CITY LIMITS

30.632°N 87.034°W

ELEVATION — SUMMIT 6 FT



THE ESTATE

At a Glance

LOCATION	Milton, Florida
TITLE	Freehold
LAND AREA	40.28 acres
RIVER	Blackwater River
DEVELOPMENT	Undeveloped
SUMMIT	6 ft

MILES OF BLACKWATER RIVER

The Blackwater runs 56 miles from southern Alabama to Blackwater Bay, its dark water named oka-lusa, black water, in Choctaw.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
40.28 acres

TITLE
Freehold

SUMMIT
6 ft

WATERS
Blackwater River

STATUS
Undeveloped

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REGION — FLORIDA, THE PANHANDLE

Milton sits on the Blackwater River in Florida's western Panhandle, one of the state's oldest towns. Florida island title is fee simple freehold, recorded in a transparent public system, and Santa Rosa County keeps the river, the coast and Pensacola's services within easy reach.





THE SETTING

An Island Inside a Town

Breath of Life Sanctuary is a private island located entirely within the historic Panhandle city of Milton, Florida. Surrounded by the scenic Blackwater River, it offers the privacy of a secluded retreat while keeping an impressive range of amenities, services and attractions close at hand.

THE LAND

A Lush, Undeveloped Canvas

The island is a lush, undeveloped canvas suited to creating a dream residence or retreat. Its natural setting offers a peaceful environment of river views and dense greenery, with towering trees and native wildlife across its whole wooded interior.

THE PROPERTY

Named for Black Water

The Blackwater River takes its name from the Choctaw oka-lusa, meaning black water, and flows 56 miles from southern Alabama to Blackwater Bay. The river has supported human activity for thousands of years, from Indigenous communities to the early 19th-century lumber operations that helped shape Milton's history.

THE SHORES

Parks on Both Sides

The island is bordered by two family parks, Carpenter Park to the west and Russell Harber Landing to the east, each with its own boat ramp. Russell Harber Landing also gives access to the Old River Trail, a half-mile walking route along the river known for wildlife viewing.





LAND AND WATER

Forest Meets the River

Water wraps the island on every side: the main channel of the Blackwater runs along its eastern and southern shores, while a narrower channel separates it from the Milton shore to the west and north. Low, wooded banks rise straight from the river, and a small dock already sits on one shore.

KNOWN FOR

An undeveloped 40.28-acre freehold river island inside the city of Milton, set in the Blackwater River between two public parks.

DAYTIME HIGH ±92°F · NIGHT LOW ±44°F



BY AIR

Two Airports Close By

Milton Airport, Peter Prince Field, is the town's own airfield just east of the island, and Pensacola International Airport, the region's commercial gateway, lies to the south-west. Straight-line distances to both are in the panel below.

BY WATER

Boat Ramps on Both Shores

There is no bridge to the island. The public boat ramps at Carpenter Park and Russell Harber Landing, the parks that border it west and east, put a boat on the river on either side, and Fort Pickens and Pensacola's beaches lie downriver and along the coast.

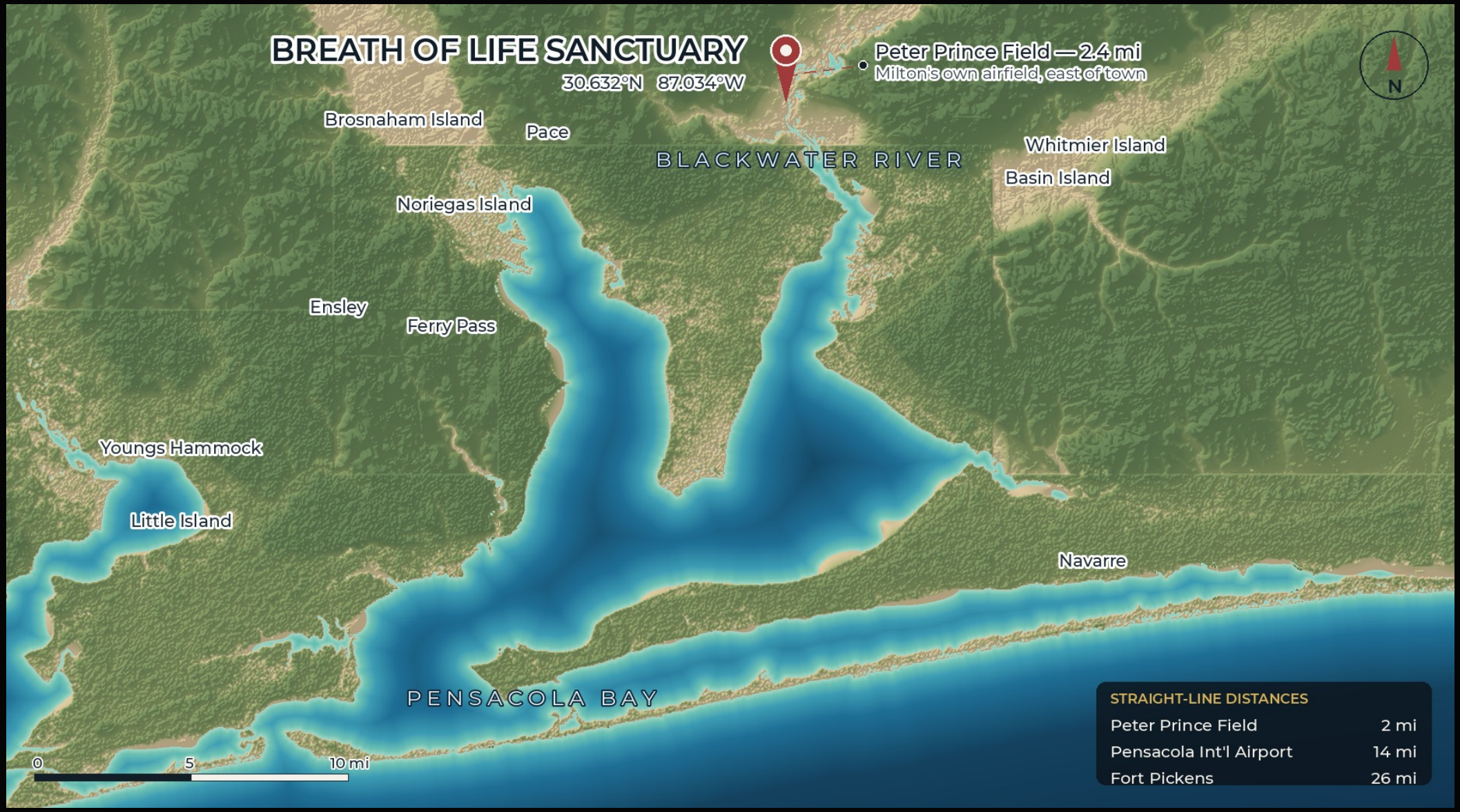
DISTANCES — STRAIGHT LINE

Peter Prince Field 2 mi · Pensacola Int'l Airport 14 mi · Fort Pickens 26 mi

LOCATION

On the Map

BLACKWATER RIVER • FLORIDA PANHANDLE



GALLERY

The Estate in Frames



The island's forested shoreline from the water



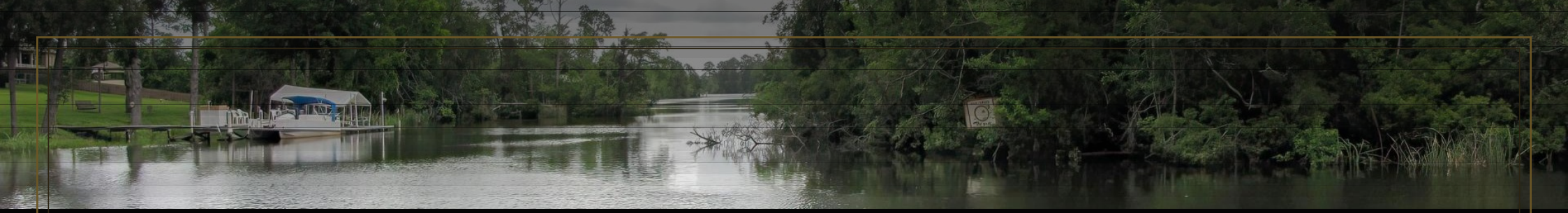
Inside the island's wooded interior



A quiet inlet at the island's edge



The island's eastern point, from above



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BREATH OF LIFE SANCTUARY

MILTON, FLORIDA

CURRENT PRICE & AVAILABILITY

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