

# **\$45,000 - Xx Canopy Oak Boulevard, Bonifay**

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MLS® #892903

**\$45,000**

Bedroom, Bathroom, 582,833 sqft

Land on 13.38 Acres

Canopy Crossings, Bonifay, FL

Beautifully wooded 13.38 acre tract of land located in a Gated community just north of Bonifay (a small rural town) in the Florida panhandle. Looking to have a relaxing retreat in the country. Well here you've found it. Makes for a perfect location to build a small cabin and kick your feet up to enjoy the surroundings of nature in this gorgeous country spot. Only \$400/yr HOA. Property is restricted. Horses allowed. Restricted to Site built Homes only of 1,400 sq ft minimum. No camping, RVs, Modular or Mobile Allowed. This is a gated community and agent required to accompany showings for opening the gate. Places of interest within 30 mins to 1 hr from this property are Choctawhatchee River, Falling Waters State Park, Chipola River Greenway Butler Recreation area. Ponce De Leon Springs. Blue Springs Recreational Park. Panama City Beach is only 1hr 15 min away. Lot and Lots of natural resources to enjoy!!

Buyer needs to verify building codes and/or zoning regulations with proper local authorities to ensure buyer will be able to utilize the property for intended use. Information contained within this listing such as dimension, acreage, etc is deemed to be accurate but is not guaranteed



## **Essential Information**

MLS® #                      892903

Price	\$45,000
Sold Price	\$45,000
Date Sold	2022-06-17
Days until Sold	99
Square Footage	582,833
Acres	13.38
Type	Land
Sub-Type	Vacant Land
Status	Sold

### **Community Information**

Address	Xx Canopy Oak Boulevard
Area	30 - Other Counties
Subdivision	Canopy Crossings
City	Bonifay
County	Holmes
State	FL
Zip Code	32425

### **Amenities**

Amenities	Gated Community, Owners Pets Allowed, Pets Allowed
Utilities	Private Well, Septic Tank
Features	Corner, Covenants, Restrictions, Wooded

### **Exterior**

Lot Description	Corner, Covenants, Restrictions, Wooded
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### **School Information**

Elementary	Bonifay (HC)
Middle	Bonifay (HC)
High	Holmes Co (HC)

### **Additional Information**

Days on Website	801
Zoning	Deed Restrictions, Horses Allowed
HOA Fees	400.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office

Coldwell Banker Realty