

\$182,245 - 4335 Country Club Boulevard, Chipley

MLS® #996291

\$182,245

3 Bedroom, 2.00 Bathroom, 1,434 sqft

Detached Single Family on 0.34 Acres

SUNNY HILLS SD, Chipley, FL

Peaceful Wooded Retreat with Workshop in Sunny Hills! Embrace the tranquility of Florida living in the established golf course community of Sunny Hills! Perched high on a private, wooded 1/3-acre corner lot, this 3-bedroom, 2-bathroom home offers 1,434 sq. ft. of comfortable living space surrounded by nature. Step inside to a highly functional, easy-to-maintain interior featuring durable Luxury Vinyl Plank and tile flooring throughout, absolutely zero carpet! The layout flows seamlessly out to a massive screened-in porch, creating the ultimate indoor-outdoor living experience. It is the perfect, bug-free spot to enjoy your morning coffee or evening meals while taking in the serene, private views of your fully fenced backyard. A Hobbyist & Storage Dream: In addition to the attached 1-car garage, the backyard features a fantastic detached workshop complete with an extended covered storage area. Whether you need a dedicated space for woodworking, storing outdoor equipment, or tackling weekend projects, this property has you covered. Big-Ticket Peace of Mind: Spend less time worrying about major maintenance and more time enjoying the Florida lifestyle. This home features key updates including: Roof Replaced (2019) Updated HVAC System and Updated Water Heater. The seller is offering a generous \$5,000 Buyer Credit at closing for any desired upgrades/updates! With the major mechanicals already updated, buyers can use this allowance to bring their own vision to life



by upgrading the kitchen and bathrooms to their exact taste, buying down their interest rate, or covering closing costs. Located in the desirable Sunny Hills community, residents enjoy access to an 18-hole golf course, excellent fishing at nearby Gap Lake, and a beautiful white-sand swimming beach at Boat Lake. Conveniently located just a short drive to the conveniences of Chipley and an easy commute to the world's most beautiful beaches! Don't miss the opportunity to customize this peaceful retreat. Schedule your showing today!

Built in 1980

Essential Information

MLS® #	996291
Sold Price	\$182,245
List Price	\$193,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,434
Acres	0.34
Year Built	1980
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	4335 Country Club Boulevard
Area	30 - Other Counties
Subdivision	SUNNY HILLS SD
City	Chipley
County	Washington
State	FL
Zip Code	32428

Amenities

Utilities	Electric, Public Water, Septic Tank
# of Garages	1

Interior

Cooling	Central Air
# of Stories	1

School Information

Elementary	Not Available
Middle	Not Available
High	Not Available

Additional Information

Days on Website	199
Zoning	Resid Single Family

Listing Details

Listing Office	Secure Real Estate
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