

# \$15,000 - Lot 7 Gardenia Drive, Marianna

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MLS® #988035

**\$15,000**

Bedroom, Bathroom,  
Unimproved Land on 1.18 Acres

Compass Lakes Hills Unit 3, Marianna, FL

Large 1.178 acre lot in Compass Lake in the Hills. here is a voluntary HOA of \$135 a year, but what a great price for all the amenities that are included such as: access to 2 lakes for fishing, tennis, horse stables / riding, rental cabins, RV spots, boat rentals, clubhouse, and a golf range. Being an all-sports lake, enjoy water skiing, tubing, jet skiing, boating, sailing, kayaking & swimming. No need to worry about lunch while out on the water when you have a boat accessible shoreline restaurant. This location is great for someone who enjoys nature and a short drive to the beach since it is located half way between Panama City And Dothan. seller ha many parcels in Compass Lakes and willing to sell in a package or separate



## Essential Information

|          |                 |
|----------|-----------------|
| MLS® #   | 988035          |
| Price    | \$15,000        |
| Acres    | 1.18            |
| Type     | Unimproved Land |
| Sub-Type | Unimproved Land |
| Status   | Active          |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | Lot 7 Gardenia Drive       |
| Area        | 30 - Other Counties        |
| Subdivision | Compass Lakes Hills Unit 3 |

|          |          |
|----------|----------|
| City     | Marianna |
| County   | Jackson  |
| State    | FL       |
| Zip Code | 32448    |

### **Amenities**

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Dock, Fishing, Golf, Marina, Owners Pets Allowed, Picnic Area, Pool, Stables, Tennis, Waterfront |
| Utilities | Private Well, Septic Tank                                                                        |

### **Exterior**

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Lot Description | Addl Land Available, Interior Lot, Wooded, Build To Suit |
|-----------------|----------------------------------------------------------|

### **School Information**

|            |            |
|------------|------------|
| Elementary | Cottondale |
| Middle     | Cottondale |
| High       | Cottondale |

### **Additional Information**

|                |                                  |
|----------------|----------------------------------|
| Zoning         | Mobile Home, Resid Single Family |
| HOA Fees Freq. | Annually                         |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Keller Williams Realty FWB |
|----------------|----------------------------|

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