

# \$749,000 - 3333 Gainer Road, Chipley

MLS® #749094

## \$749,000

3 Bedroom, 2.00 Bathroom, 2,200 sqft  
Residential on 45 Acres

No Named Subdivision, Chipley, FL

Welcome to your very own slice of paradise! Nestled amidst breathtaking landscapes, Downhill Farms is an absolute gem for those seeking tranquility and natural beauty. With its vast pastures spanning 45 acres, you'll have plenty of space to create your own private retreat. One of the standout features of this remarkable property is its breathtaking elevation. As you ascend to some of the highest points in the Florida Panhandle, be prepared to be greeted by views that stretch as far as the eye can see. At the heart of the farm lies a charming 3-bedroom, 2-bathroom home manufactured home. A spacious 40' X 20' Florida room and a 40' X 20' covered porch are the ideal spaces for entertaining. With over 3,500 sq. ft. of indoor and outdoor living areas, every corner invites you to make lasting memories with family and friends. The home also includes a 14 X 14 storm cellar that will give you peace of mind during inclement weather. For those with equestrian or farming aspirations, there are three well-maintained barns which provide ample space for housing hay or storing equipment. An additional barn is equipped with multiple ventilated stalls and offers easy access to a dedicated riding and turn out area. The fencing and cross fencing throughout the farm allows for organized pasture management of both horses and livestock. With an abundance of wildlife, it is not uncommon to spot deer, turkeys, and small game on any given day. It's also easy to picture yourself casting a line in one of the two



ponds or simply spending time on one of the docks - simply enjoying the natural beauty of Downhill Farms. Located in a sought-after area known for its stunning landscapes and outdoor recreation activities (whether it be horseback riding or ATVing), this beautiful farm presents an opportunity to engage in peaceful country living - while still enjoying the close proximity to nearby towns. Don't miss out on this remarkable chance to own a piece of paradise where breathtaking views meet abundant wildlife. Call now to schedule your private tour and witness firsthand the extraordinary charm of Downhill Farms.

Additional information:

- \*Paved road access
- \*Private, well-maintained gravel driveway
- \*Beautiful elevations
- \*36 X 20 parking barn
- \*54 X 50 barn with stalls and ventilation
- \*62 X 32 equipment /hay barn
- \*40 X 40 storage barn
- \*47 miles to Northwest Florida Beaches International Airport
- \*Home has 12 X 40 storm cellar for inclement weather
- \*Home has multiple covered porches and Florida room
- \*New metal roof on home (less than 5 years old)
- \*Four ton split AC unit with heat pump (less than a year old)

Built in 1998

## Essential Information

MLS® #	749094
Price	\$749,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,200
Acres	45.00
Year Built	1998
Type	Residential
Sub-Type	Farm
Style	Manufactured Home

Status	Active
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## Community Information

Address	3333 Gainer Road
Area	10 - Washington County
Subdivision	No Named Subdivision
City	ChIPLEY
County	Washington
State	FL
Zip Code	32428

## Amenities

Utilities	Septic Available, Water Available
Features	Cleared, Pasture, Pond

## Interior

Interior	Plank, Vinyl
Interior Features	Fireplace, Kitchen Island
Appliances	Dryer, Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Range Hood, Washer
Heating	Central, Electric, Fireplace(s), Heat Pump
Cooling	Central Air, Heat Pump
Fireplace	Yes

## Exterior

Exterior	Vinyl Siding
Exterior Features	Dock, Fence, Porch
Lot Description	Cleared, Pasture, Pond
Roof	Metal, Pitched
Construction	Vinyl Siding

## Additional Information

Date Listed	November 7th, 2023
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## Listing Details

Listing Office	AG One Land Company LLC
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