

# \$279,900 - 4281 Hospital Road, Marianna

MLS® #751967

## \$279,900

5 Bedroom, 3.00 Bathroom, 2,276 sqft  
Residential on 1 Acres

North Highlands, Marianna, FL

Welcome home to this MIXED USED- ZONED property situated on four corner lots totaling .688/acre in the charming small town of Marianna! This unique property offers a total of 5 bedrooms and 3 bathrooms, with an 1,862 square foot home built in 1951 and a 414 square foot COTTAGE HOUSE built in 2002. The main home boasts 4 bedrooms and 2 bathrooms, featuring original hardwood floors, updated electrical and plumbing, and an abundance of storage with numerous closets and built-ins. The master bedroom is a retreat with double closets, a vaulted ceiling, and an en-suite bathroom. The kitchen is equipped with custom cabinets featuring built-ins, a double sink, and tiled counter tops, providing ample counter space and storage. Key updates include a 2017 roof, 2016 Rinnai gas tankless water heater, 2019 central A/C and heat with additional gas wall heaters. Other than the charm, you can't tell the age of this well-maintained and updated home! The spacious laundry room comes complete with built-ins and there is a ton of storage throughout the rest of the home too. Step outside to the backyard, enclosed by a BRAND NEW 6 FOOT PRIVACY FENCE, providing privacy and security. A newly added 10x20 storage shed with 2 lofts and a workbench adds value and provides practical storage solutions. The cottage features 1 bedroom, 1 bathroom, and an attached GARAGE. It is a great rental opportunity or a charming guest house. Recent renovations



include a new 12x14 deck with railings and a gazebo with outdoor fan, along with a gutter system, new front door, new front windows, and fresh paint inside and out. The kitchen has been updated with new cabinets, countertops, glass stovetop, and a mini fridge. The bathroom has undergone a complete remodel, showcasing a brand-new tiled walk-in shower, vanity, flooring, light fixtures, and a stylish sliding barn door. Enjoy the cleared space next to the cottage, creating a delightful yard area. Invest and rent out the cottage to cover some of your mortgage or have a fully functional guest house/mother-in-law suite! According to the city, the current zoning is Mixed Use. They have told the sellers that the property can be used for residential purposes or COMMERCIAL that conforms with the surrounding businesses. Likely something medical would be approved to be used in this location, making it advantageous to a buyer looking to open up a Dr's office or something similar. \*Buyer to verify zoning and current usage options with the City Planning Dept.\* Whether you are looking for a multi-family property, a rental investment, commercial opportunity, nice home with a guest house on-site, or a property to help pay your mortgage- you've got it all right here! This property possesses so many options!

Marianna is a small town located in Florida's Panhandle. It is known as the City of Southern Charm, likely because of its moss-draped oaks that line a lot of the streets and its gorgeous architecture. There are many notable spots here that people are likely to visit such as Blue Springs- a diver's haven, Merritt's Mill Pond, and Florida Caverns State Park. Marianna is located right off of interstate 10 for easy travel access. The best part is probably the fact that it is just over one hour from Panama City Beach. Enjoy small town living, but do not sacrifice the salt air and white sandy beaches. BONUS- it is in such good

condition that IT WILL qualify for FHA, VA, or  
USDA!

Built in 1951

### **Essential Information**

MLS® #	751967
Price	\$279,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,276
Acres	0.69
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

### **Community Information**

Address	4281 Hospital Road
Area	09 - Jackson County
Subdivision	North Highlands
City	Marianna
County	Jackson
State	FL
Zip Code	32446

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available, Trash Collection
Parking	Attached, Driveway, Garage
# of Garages	1
Garages	Attached, Driveway, Garage

### **Interior**

Interior	Plank, Tile, Vinyl, Hardwood
Interior Features	Storage, In-Law Floorplan, Vaulted Ceiling(s)
Appliances	Gas Water Heater

Heating	Central, Electric, Wall Furnace
Cooling	Central Air, Ceiling Fan(s), Electric

## **Exterior**

Exterior	Vinyl Siding
Exterior Features	Deck, Fence, Porch
Construction	Vinyl Siding

## **Additional Information**

Date Listed	January 26th, 2024
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## **Listing Details**

Listing Office	Elite Realty
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