

the Cowan Group

Canopy Crossing



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Introduction

- Canopy Crossing is a private, gated community, complete with equestrian friendly roads, centuries old oak trees, and lakes throughout the site. Its location is just 15 minutes from Interstate 10.
- Beautiful, Private Estate Lots with an abundance of gorgeous mature oaks just minutes from Gulf Shore beaches, such as Panama City Beach, Ft Walton Beach & Destin.



Introduction

- 2.5 to 18 acre tracts ranging from \$24,900 to \$99,900.
- Equestrian living with untouched Florida beauty; Several Walking & Bridal Trails throughout the community.
- Gated for the privacy and protection of your investment
- Just north of I-10 and Panama City Beach and is just miles away from the proposed Bay County International Airport opening in 2008!



Property Identification

❖ **Property Address:**

- ### ❖ **Directions:**
- Take I-10 Approx. 90 mile west of Tallahassee to Bonifay
 - Take I-10 W to Bonifay Exit (HWY 79 N)
 - Take HWY 79 N a few miles to 177A
 - Take 177A W (left)
 - Canopy Crossing is approximately 8 miles on right hand side of road marked by black fencing and entrance gate.

❖ **Political Jurisdiction:** Holmes County, FL

- ### ❖ **Comments:** Approximately Driving Time from Tallahassee is 1.5 hours

Pricing and Size

- ❖ **Lot Size:** Lots range from 10 to over 35 acres
- ❖ **Average Acreage:** 8.6
- ❖ **Average Price:** \$54,859
- ❖ **Average Price per Acre:** \$7,038

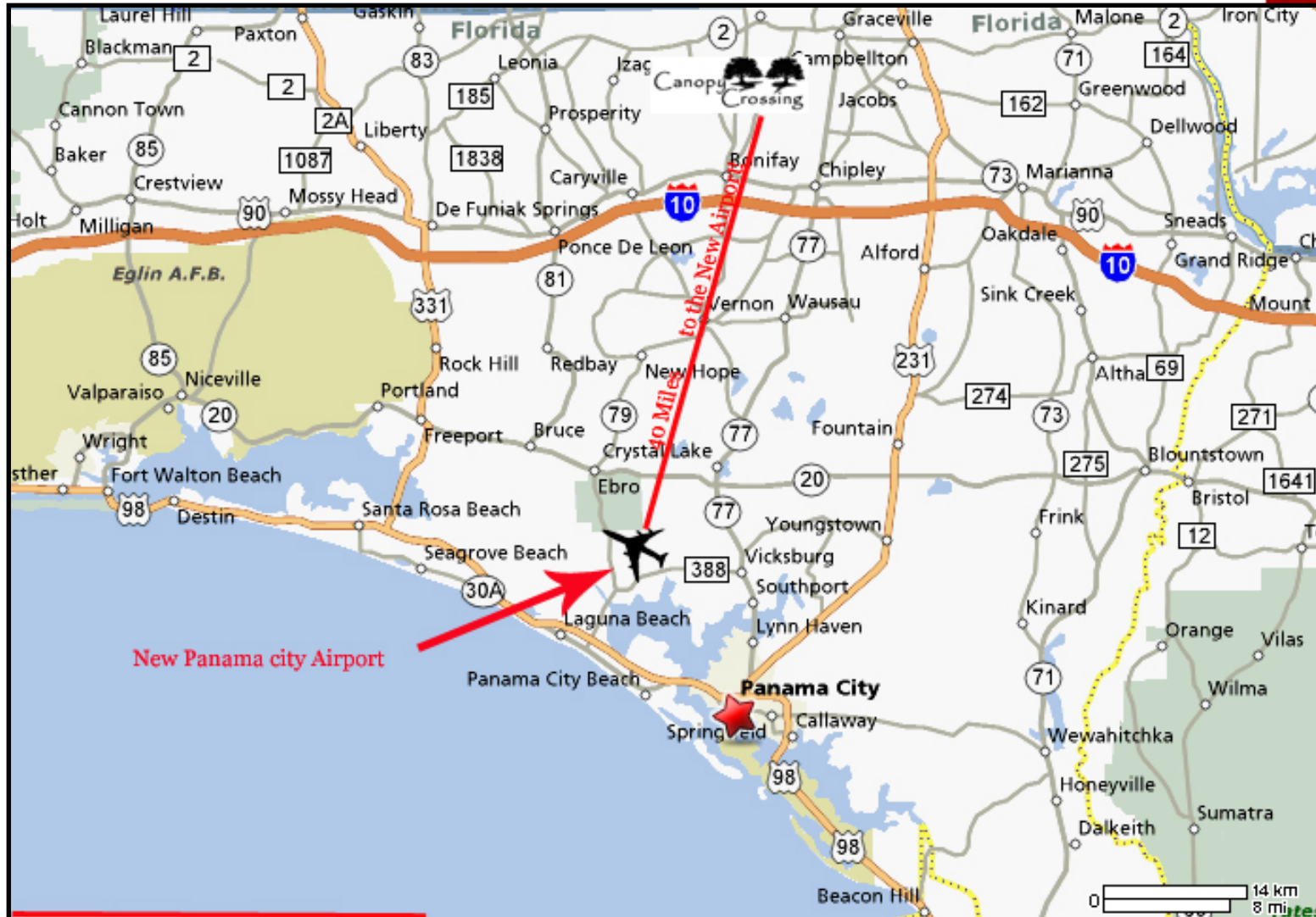
- ❖ **Total Possible Units:** There are a total of 88 lots in Reedy Creek Plantations. There are 13 home sites still available.



the Cowan Group Property Information

- No mobile homes or manufactured homes permitted on the property
- No time contingencies to build; in fact, you do not have to build at all!
- Only site built or log cabin homes with minimum square footage of 1400 sq ft
- The annual property owner's association fee for Canopy Crossing is \$400/yr. The association fee maintains the roads and private gate.
- Underground utilities already provided to each lot; telephone & electric.

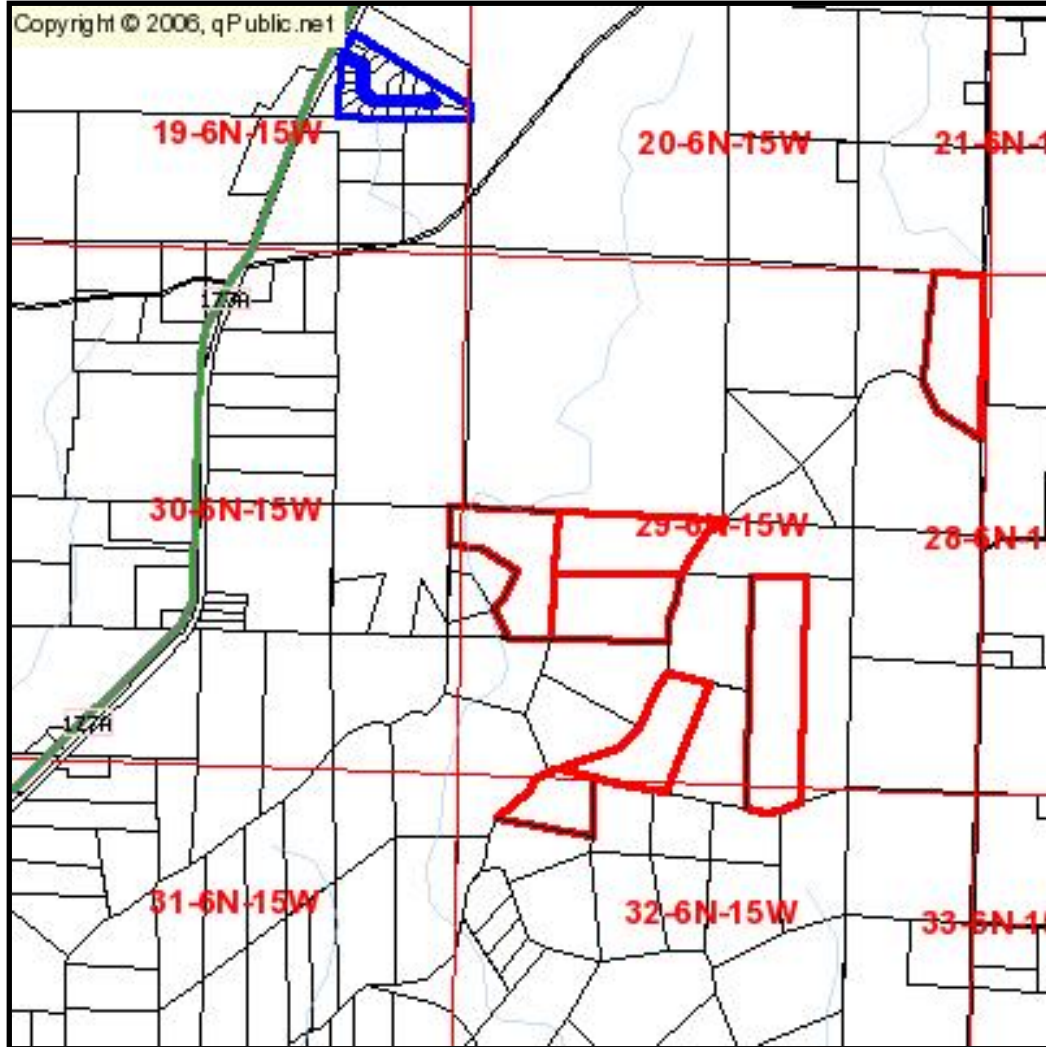
State Location Map



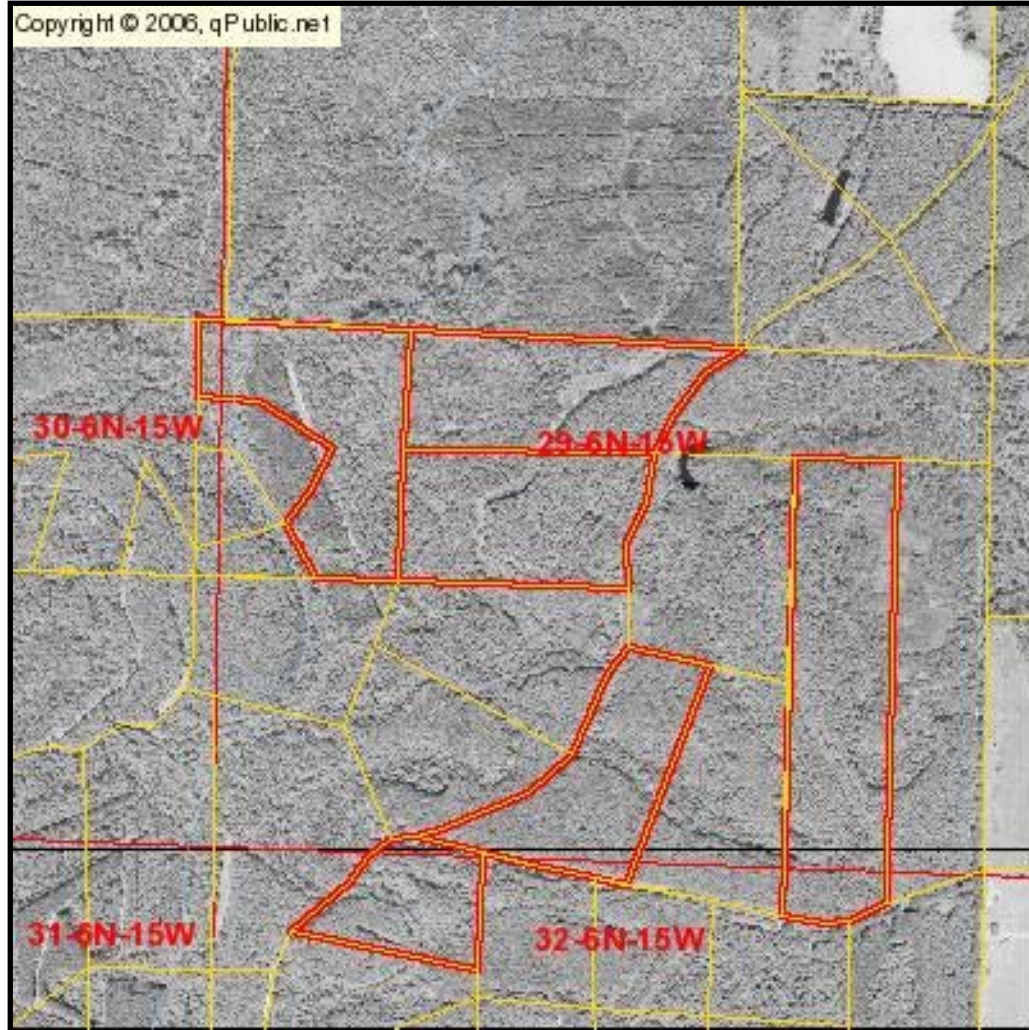
County Location Map



Property Location Map

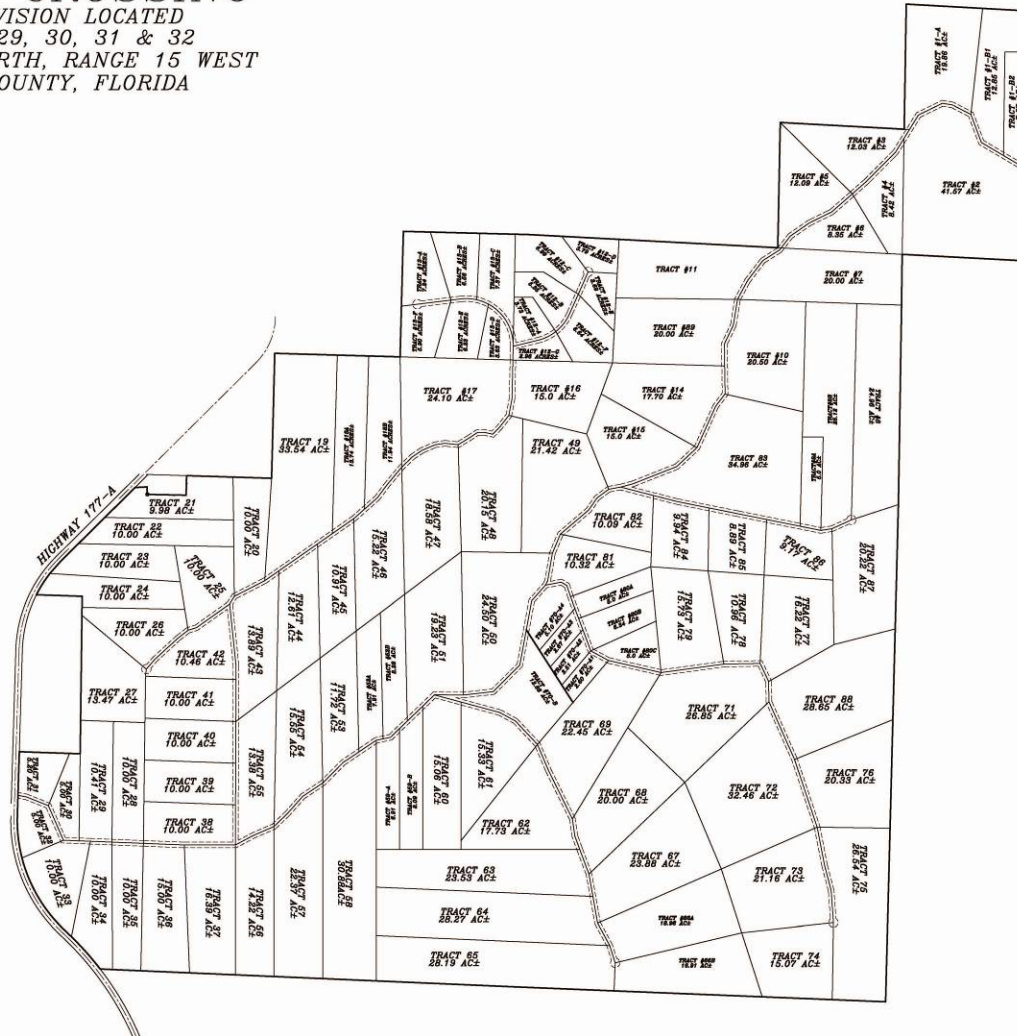


Aerial Map



Survey

CANOPY CROSSING
A SUBDIVISION LOCATED
SECTIONS 29, 30, 31 & 32
TOWNSHIP 6 NORTH, RANGE 15 WEST
HOLMES COUNTY, FLORIDA



Utility Information: Water

- ❖ **Provided by The Archer Group – Owner/Developer**
 - ❖ Electricity – West Florida Electric Authority, Inc.
 - ❖ Telephone - Sprint
- ❖ On-site wells are required and the cost of the wells are the responsibility of the buyer.
- ❖ Well depth and gallons per minute results will vary.
- ❖ Estimated cost of well installation is from \$2,500 depending on the depth.
- ❖ Please call local installers for free estimates.
 - ❖ Brown Well Company
1063 Hwy 90, Chipley, FL
850.638.7221
 - ❖ Diversified Drilling Corp.
3371 Hwy 90, Bonifay, FL
850.547.9044
 - ❖ Southern Testing & Drilling
1419 Orange Hill Rd, Chipley, FL
850.638.0602



Utility Information: Sewage Disposal

- ❖ On-site sewage systems and the cost of that system will be the responsibility of the buyer.
- ❖ Estimated cost of installation range from \$1,200 - \$4,000 depending on individual soil elevations, specific design criteria, additional material and size of tank.

- ❖ Please call local installers for free estimates.
 - ❖ Odom Septic Tank Service
Hwy 273, Chipley, FL
850.638.7221
 - ❖ Middlebrook Septic Tank Services
West Hwy 90, Bonifay, FL
850.547.3658

Comments on Pricing

With just a quick comparison below, you see the value in purchasing here today at Canopy Crossing. Purchasing in Holmes County by owner you will pay over \$12,253 per acre, where as you will pay an average of just over \$7,000 per acre when you buy at Canopy Crossing.

	<u>*Avg. Acreage</u>	<u>*Avg. Price</u>	<u>*Avg. Price/Acre</u>
Canopy Crossing	8.6	\$54,859	\$7,038
Compared to			
Holmes County	9.62	\$77,910	\$12,253
MLS Listings			
Canopy Crossing Advantage (42% below average market value)			\$5,215

As you can see, Canopy Crossing is priced \$5,215 per acre **below** the market average for residential acreage in Holmes County!

This substantial savings provides a significant investment opportunity, where land is priced 10% below average market value!

Links

- ❖ [Local Property Appraiser](#)
- ❖ [Holmes County Chamber of Commerce](#)



Property Photos



Property Photos



Property Photos



Area Attractions

Vortex Spring

Vortex Spring Inc. is the largest diving facility in the state of Florida. Owned and operated by Divers, it is recognized as one of the best and safest diving and camping resorts in the country. Accessibly located on a 360-acre playground of rolling hills and majestic pines, the spring produces approximately 25 million gallons of crystal clear water per day at a year-round temperature of 68 degrees.

Conveniently located close to the spring, the dive shop offers a complete line of diving equipment. In addition, the shop provides quality equipment repair, as well as a very complete section devoted to rental gear necessary for safe cave exploration. The spring basin is 50 feet deep at the mouth of the beautiful ledge-like cavern. The room is well lit from surface light and Catfish, Freshwater Eels (harmless), Redhorse Suckers, and a school of very rare and exotic "Shadow Bass " will be your constant companions.

The lighted campgrounds offer picnic tables, grills, water, electricity, R. V. dump stations and modern bathrooms with showers. Vortex Spring offers group lodging in their newly remodeled 75-foot long "Pinewood Lodge " which includes air conditioned rooms, showers, kitchenettes overlooking Otter Creek.



Area Attractions:

Ponce De Leon Spring State Park

Nature trails are also available at the Ponce De Leon Springs State Park, located in Ponce De Leon just off Interstate 10. The park charges a small admission, however, the park includes two nature trails, a crystal blue spring for diving and swimming, covered picnic facilities including grills, and clean utilities.



Econfina Creek

The Florida Trail Association plans to extend its blazed hiking trail across much of the water management area, but there are short hiking trails available at two public parks (Pitt Spring and Walsingham Park) and in some of the primitive camping areas. The Panama City Flyers Cycling Club and the Northwest Florida Water Management District are developing a public off-road bicycling trail north and east of Walsington Park.





Contact Information

❖ Realtor Information –

❖ The Cowan Group – Cathie Korfanty, Realtor
& Heather Bernier, Realtor

❖ Address: 15015 Friendship Lane
Tallahassee, FL 32309

❖ Phone: 850.893.1471 – office
850.510.8009 – Cathie's Cell
850.766-9399 – Heather's Cell

❖ Email: Cathiek@callcowan.com or
Heatherb@callcowan.com