

\$45,000 - 1078 Iron Forge Rd, CANTONMENT

MLS® #465295

\$45,000

Bedroom, Bathroom,
Residential Land on 1 Acres

ROBINSONS MILL, CANTONMENT, FL

This is your opportunity to build your Dream Home either custom or semi-custom. Private lots for sale in upscale community located in a great location in the North side of town. Schools are Tate HS, Ransom Middle and Lipscomb Elementary. This community has custom and semi-custom built homes from 2200 SF and up. Minimum SF is 2200 SF for single story homes and 2600 SF for multi-level homes. All homes must meet specific guidelines with the Architecture Review Committee. This is protection for your investment. This community has street lights, sidewalks, upscale landscaping at entrance, public under ground utilities, country maintained streets, established homeowners association. Home sales have been very consistent. With 34 homes sold in this community the average sale price \$per SF is 105.53. In the last 6 months the \$per SF is 101.21. These numbers show you the value in this community. The highest valued home sold for 497,357 in 2012. C&R, Dues are 300. per year and are mandatory.



Essential Information

MLS® #	465295
Price	\$45,000
Acres	1.20
Type	Residential Land
Sub-Type	RESIDENTIAL LOTS
Status	Active

Community Information

Address	1078 Iron Forge Rd
Area	ESCAMBIA
Subdivision	ROBINSONS MILL
City	CANTONMENT
County	ESCAMBIA
State	FL
Zip Code	32533

Amenities

Utilities	NO UTILITIES
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Exterior

Lot Description	INTERIOR
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School Information

Elementary	LIPSCOMB
Middle	RANSOM
High	TATE

Additional Information

Zoning	DEED RESTRICTIONS, RES SINGLE
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Listing Details

Listing Office	Keller Williams Realty Gulf Coast
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For more information about this property or to request a showing call our team office!
251-923-2322 GulfShoresLife.com Team Office

Our office administrator will help you obtain information you need and connect you with your agent during business hours. After business hours a phone menu will allow you to select the agent that you have been working with and will forward your calls to them.

Remember that if you are doing drive by's of properties and calling the agent on the sign, the person you talk with will be representing the Sellers interests, NOT YOURS!

Be smart, get a Buyers Agent to represent your interests, communicate with them, and let them walk you through the process. The Seller still pays the commission and you end up with someone representing your interests!

The Gulfshoreslife.com Team -
Keller Williams Realty
Alabama Gulf Coast
24390 Highway 98, Suite 1
Fairhope, AL 36532

251-928-9890 Office
251-990-4898 Fax

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