

# PRIVATE 4-HOME COMMUNITY FOR SALE



COLDWELL BANKER  
**COMMERCIAL**  
HARTUNG

**SALE PRICE \$785,000**

FOUR turn-key, ready-to-rent detached homes with ample parking.

Can be resold separately as individual houses that have condo set up.

Low maintenance exterior & interiors (concrete block, no carpet & all new EVERYTHING)

1.9 acres contain 4 houses.

The land is condo'd only for well water and common area upkeep (\$80/month or \$960 year per house...which is \$320/month or \$3,840/year...this can be passed on to tenants).

Tropical Pines, a vibrant, island-inspired, private four-home community offering a rare opportunity to own four fully-renovated, detached 3 bedroom, 2 bathroom houses (approx. 1,000 – 1,037 SF +/-).

These never-lived-in-condition homes have been completely updated from top to bottom.

Major upgrades in each include new roof, new HVAC system and ductwork, new windows, new hot water heater, new washer and dryer, updated plumbing, vanities, lighting, and more.

Fully privacy-fenced, double -gated backyard, each complete with a spacious new storage shed on a concrete pad. Each home also features its own dedicated parking and yard space.

There is ample space for boats, trailers, RVs, or business equipment.

Located just minutes from Tallahassee and a short drive to Lake Talquin.



**BABY FARM RD  
TALLAHASSEE, FL 32310**

**Christie Perkins**

Realtor

ASP, CLG, CMS, CNS, e-Pro

**(850) 321-2393 mobile**

**(850) 386-6160 office**

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Coldwell Banker Hartung

**3303 Thomasville Road**

**Tallahassee, Florida 32308**

*"Native Knowledge + Tomorrow's Technology"*

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## 8034 Baby Farm Rd

Tallahassee, FL 32310  
1,034 SF +/-  
#2234110008034

## 8038 Baby Farm Rd

Tallahassee, FL 32310  
1,037 SF +/-  
#2234110008038

## 8036 Baby Farm Rd

Tallahassee, FL 32310  
1,037 SF +/-  
#2234110008036

## 8040 Baby Farm Rd

Tallahassee, FL 32310  
1,000 SF +/-  
#2234110008040

## TROPICAL PINES CONDOMINIUMS

### Simple Ownership Overview

Welcome to Tropical Pines, a unique community of four homes that combine the privacy of a single-family house with the simplicity of shared upkeep where it makes sense.

#### What You Own

- Your home, inside and out
- The yard and outdoor space around your home

#### Your Responsibilities

- All maintenance and repairs for your home
- Lawn care and upkeep of your yard
- Exterior condition and appearance of your unit
- All systems serving your home

#### What the Association Covers

- Maintenance of shared/common areas
- Electricity (monthly), for the community pump
- Operation and upkeep of the shared water pump serving all four homes

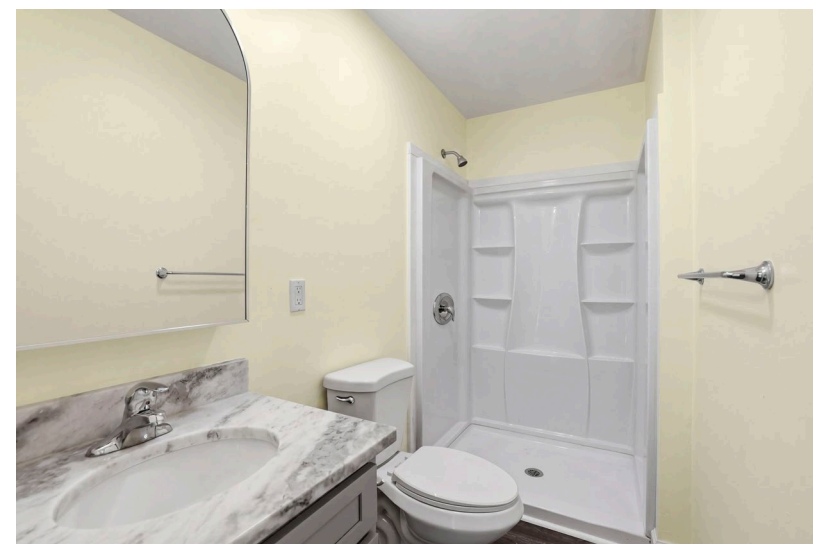
### The Big Picture

You get the feel and control of owning your own home, without worrying about shared infrastructure, the association handles that for you.

# 8034 BABY FARM RD



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# 8034 BABY FARM RD



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## 8034 Baby Farm Rd, Tallahassee, FL

**Main Floor** Finished Area 1034.51 sq ft  
Unfinished Area 28.93 sq ft



PREPARED: 2026/04/28

1 total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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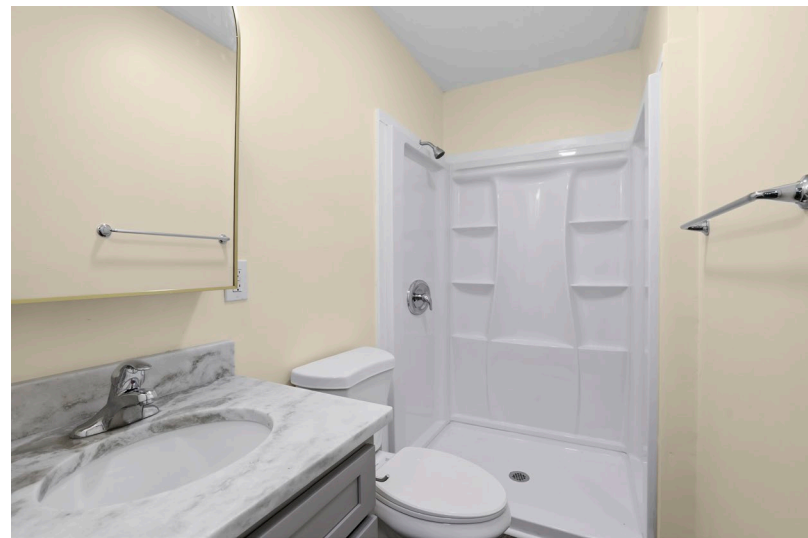
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# 8036 BABY FARM RD



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# 8036 BABY FARM RD



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## 8036 Baby Farm Rd, Tallahassee, FL

Main Floor Finished Area 1037.79 sq ft  
Unfinished Area 29.91 sq ft



PREPARED: 2026/04/28

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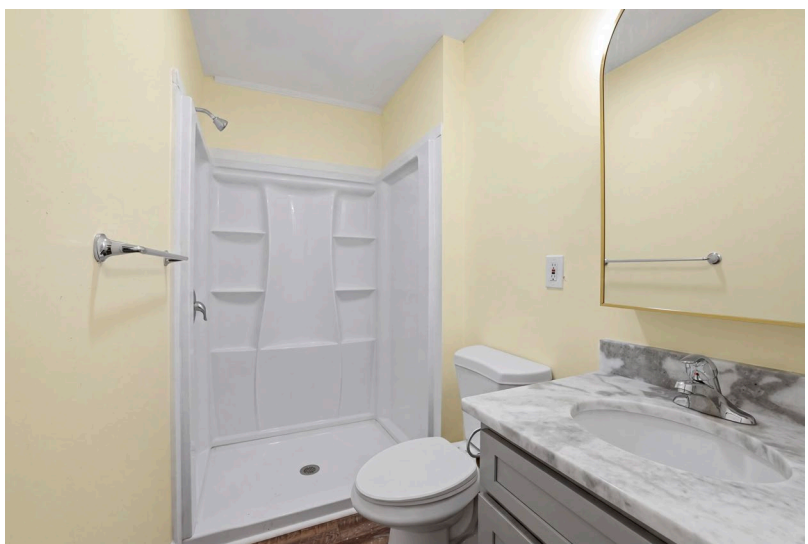
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# 8038 BABY FARM RD



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## 8038 Baby Farm Rd, Tallahassee, FL

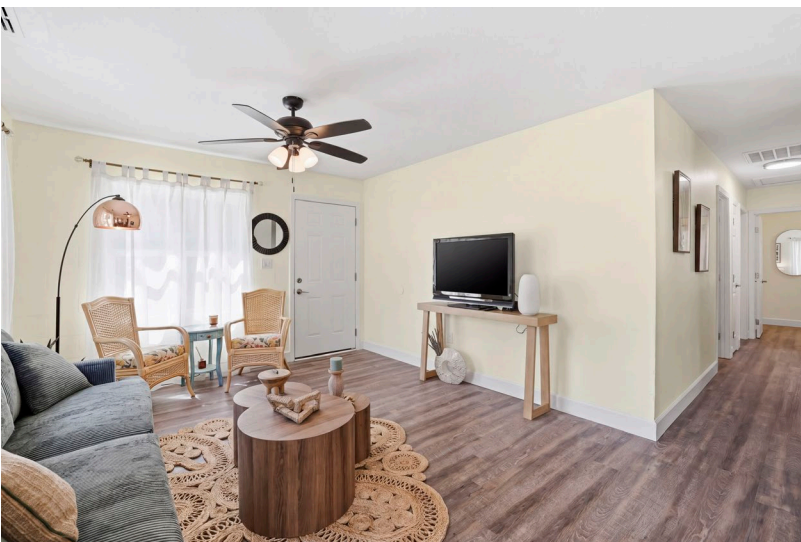
Main Floor Finished Area 1037.57 sq ft  
Unfinished Area 23.14 sq ft



# 8040 BABY FARM RD



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# 8040 BABY FARM RD



COLDWELL BANKER  
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## 8040 Baby Farm Rd, Tallahassee, FL



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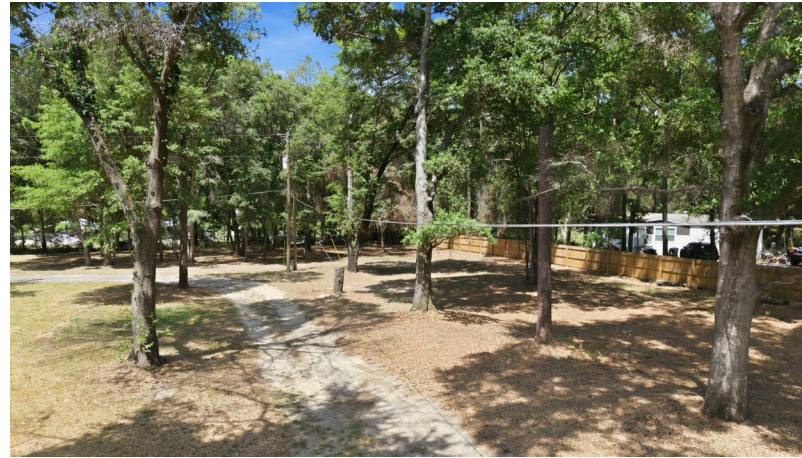
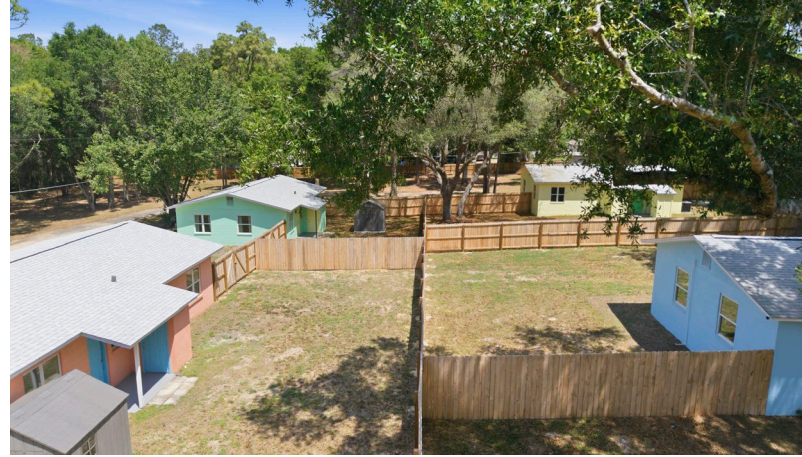
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# IMAGES



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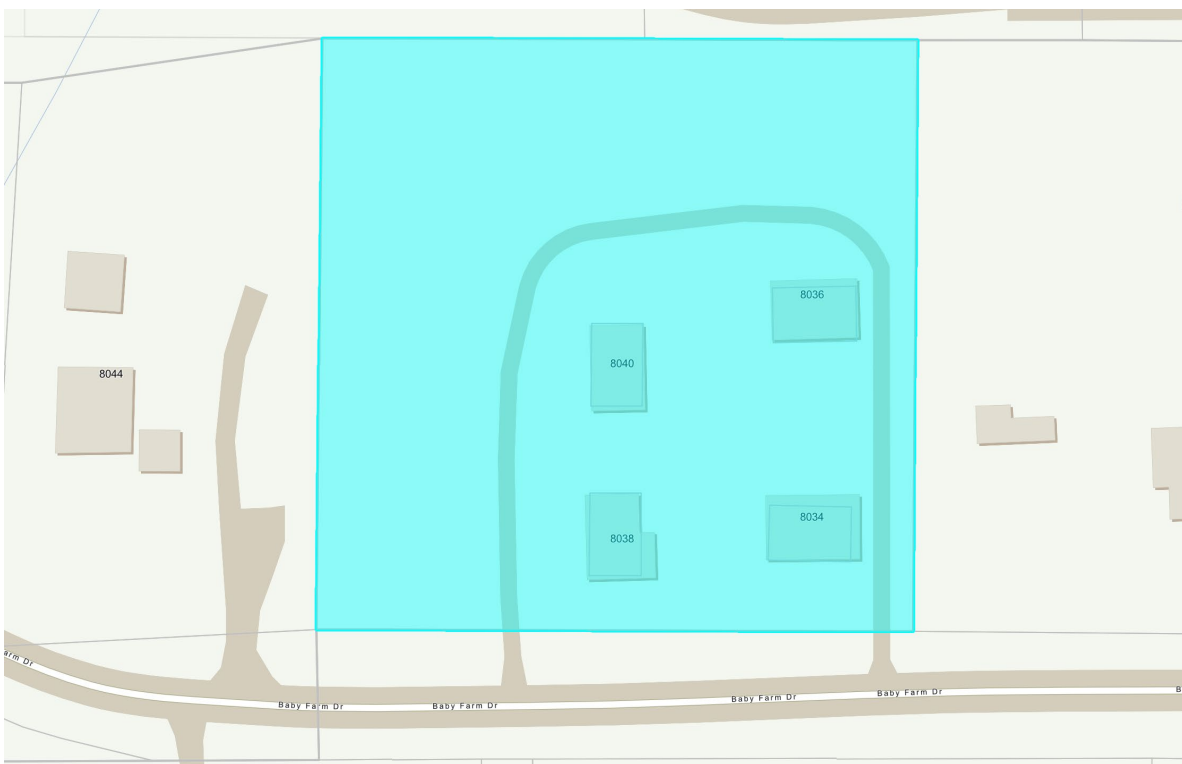


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# FLOOD MAP



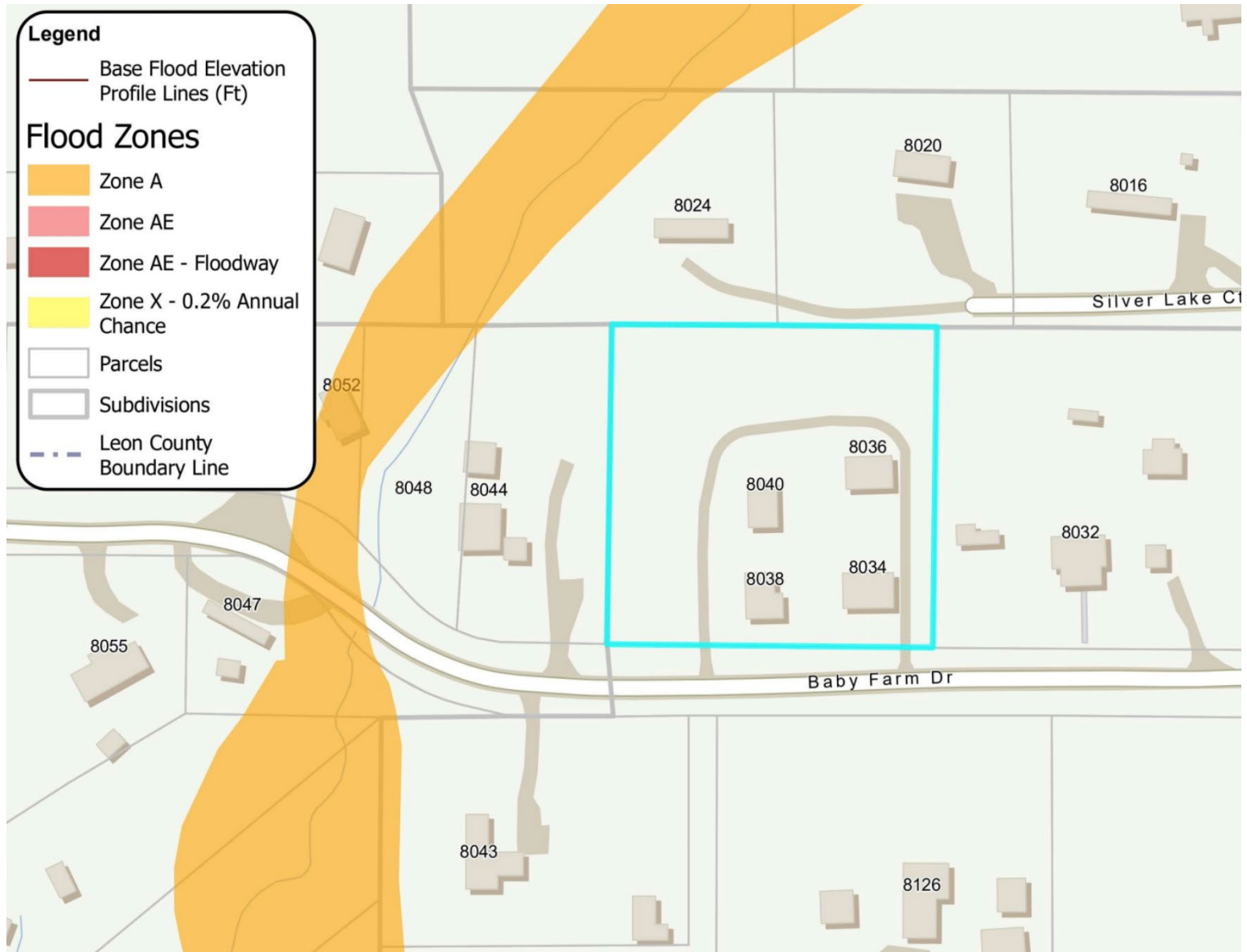
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**Legend**

- Base Flood Elevation Profile Lines (Ft)

**Flood Zones**

- Zone A
- Zone AE
- Zone AE - Floodway
- Zone X - 0.2% Annual Chance
- Parcels
- Subdivisions
- Leon County Boundary Line



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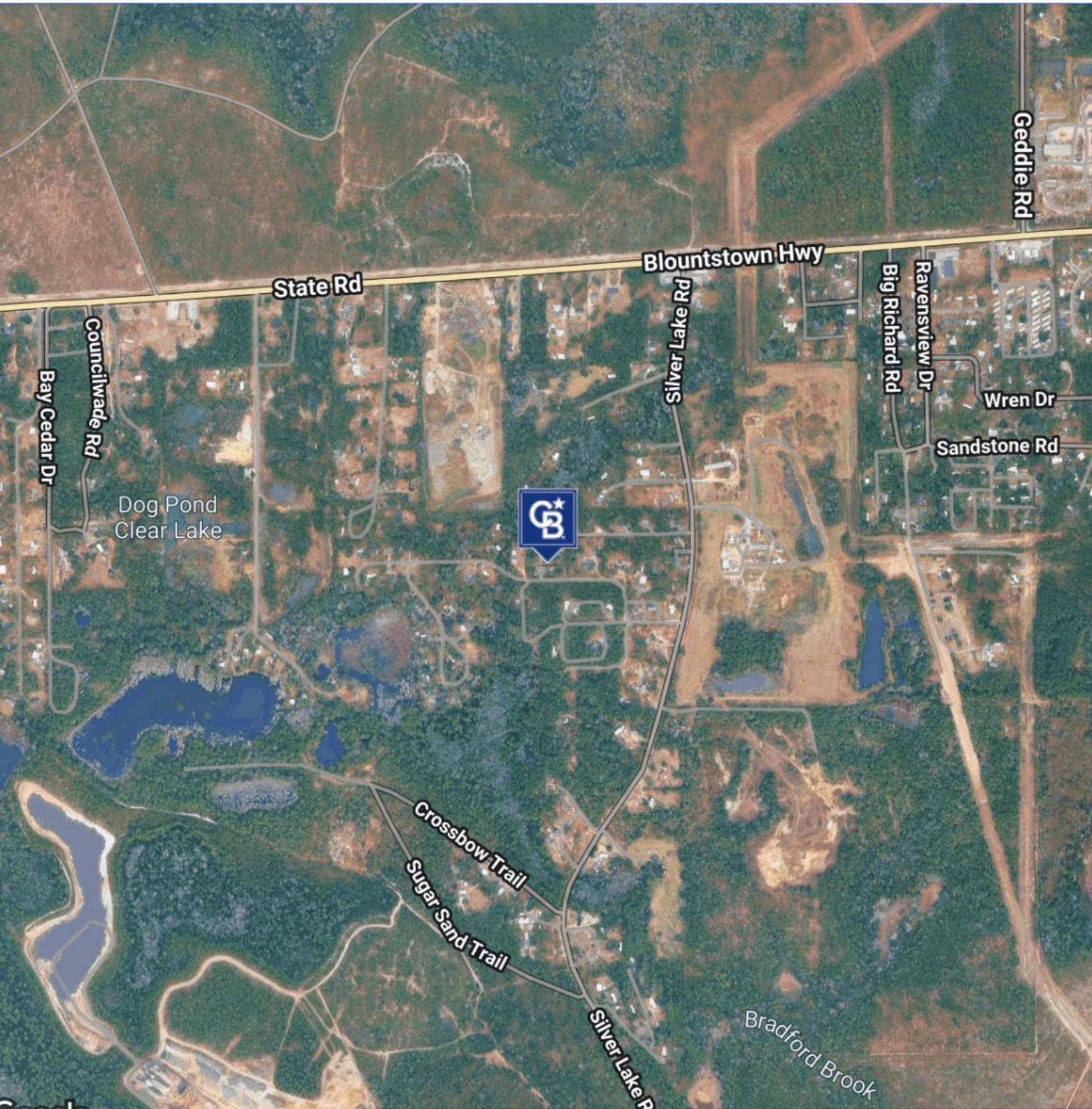
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# AERIAL LOCATION MAP



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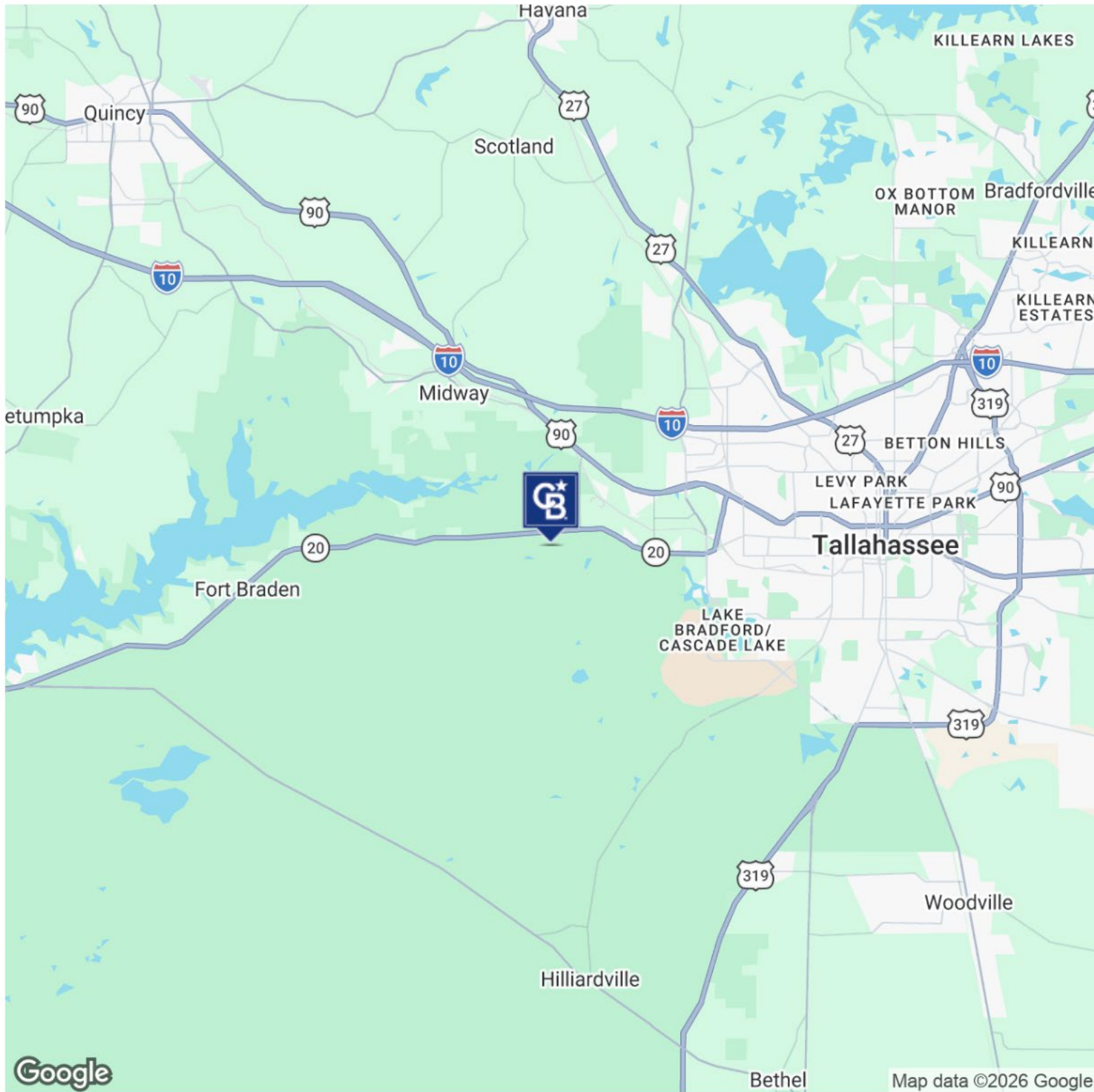
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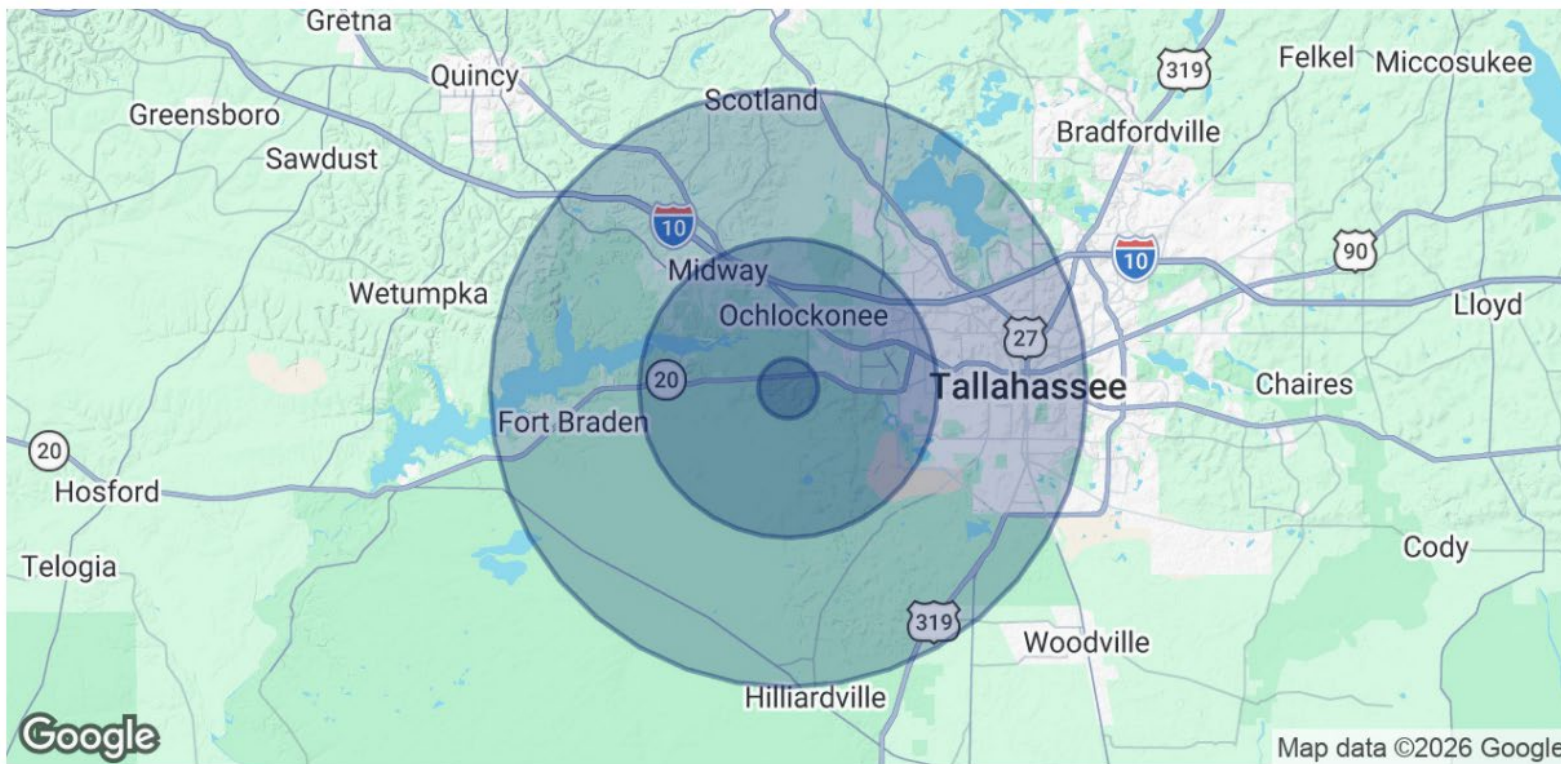
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# DEMOGRAPHICS



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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	655	22,276	169,220
Average Age	38.7	31.6	31.3
Average Age (Male)	41.9	33	31.4
Average Age (Female)	38	30	32

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	278	8,753	68,230
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$60,738	\$63,128	\$72,372
Average House Value	\$102,323	\$147,338	\$231,990

2023 American Community Survey (ACS)

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# Digital Homebook

## Tropical Pines



**CHRISTIE PERKINS**

**COLDWELL  
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(850) 321-2393

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