

# \$1,275,000 - 716 Bay Grove Road, Freeport

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MLS® #897119

**\$1,275,000**

3 Bedroom, 2.00 Bathroom, 2,044 sqft

Residential on 0.32 Acres

METES & BOUNDS, Freeport, FL

This outstanding waterfront home on Mallet Bayou offers high-end luxury living with all the extras. Set in a peaceful neighborhood, it enjoys interrupted views of nature at its best with direct water access to Choctawhatchee Bay and the Gulf of Mexico. Beyond the classic front door, there's a light and airy floor plan beneath a vaulted tongue-and-groove ceiling. Warm laminate flooring and crown molding enhance the sitting area that has ample windows and doors framing waterfront vistas. Wake up each new morning to serene views across the bayou from the spacious split-plan master suite. Make plans to entertain family and friends in the open kitchen with its gleaming granite counters, oversized island and generous prep space. Stainless appliances, a classic back-splash and large pantry with double doors make this well-planned space inspiration for keen cooks. As well as a line-up of stools at the breakfast bar there's a formal dining area for memorable evenings of togetherness. Outdoors, breathe in the fresh air and natural beauty from the screened rear porch. It's the perfect spot for chilling out at the end of the day, capturing blazing sunsets and watching birds flying home to roost. This superior home showcases many recent upgrades including new paint, a privacy fence and a paved driveway. In addition, there's a recently replaced 80-gallon water heater, Smart thermostat, new light fixtures and attractive new landscaping. Furnishings are included with a



few exclusions. Life on the water comes courtesy of the 75-ft. waterfront with dock, boat lift, new jet ski floats and a fish cleaning station. There's also a separate workshop, barbecue area and carport for storing your water toys. All this just minutes from Grady Brown Park, world-class beaches, dining and shopping on 30A.

Built in 2014

### **Essential Information**

MLS® #	897119
Price	\$1,275,000
Bedrooms	3
Sold Price	\$1,211,250
Bathrooms	2.00
Date Sold	2022-07-01
Full Baths	2
Days until Sold	63
Square Footage	2,044
Acres	0.32
Year Built	2014
Type	Residential
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Sold

### **Community Information**

Address	716 Bay Grove Road
Area	20 - Freeport
Subdivision	METES & BOUNDS
City	Freeport
County	Walton
State	FL
Zip Code	32439

### **Amenities**

Utilities	Electric, Phone, Public Sewer, Public Water, Tap Fee Paid, TV Cable
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Parking	Carport Attached
Is Waterfront	Yes
Waterfront	Bayou, Shore - Natural

## Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Cathedral, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Ceiling Vaulted, Floor Laminate, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Renovated, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator W/IceMk, Security System, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	1

## Exterior

Exterior	Frame, Roof Metal, Roof Pitched, Siding CmntFbrHrdBrd, Slab, Trim Vinyl
Exterior Features	Boat Slip, Boathouse, Boatlift, Dock, Fenced Back Yard, Fenced Chain Link, Fenced Lot-Part, Fireplace, Lawn Pump, Porch, Porch Open, Porch Screened, Renovated, Sprinkler System, Workshop
Lot Description	Cleared, Flood Insurance Req, Interior, Irregular, Level, Restrictions, Survey Available
Roof	Roof Metal, Roof Pitched
Construction	Frame
Foundation	Slab

## School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

## Additional Information

Days on Website	746
Zoning	County, Resid Single Family
HOA Fees	0.00

## Listing Details

Listing Office	Scenic Sotheby's International Realty
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