

# \$649,900 - 201 Mill Pond Cove, Freeport

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MLS® #903594

## **\$649,900**

4 Bedroom, 4.00 Bathroom, 2,687 sqft

Residential on 0.00 Acres

Buxton's Mill, Freeport, FL

This is our Charleston plan. It has 4/3.5 and an open floor plan. 1 bedroom/bath is upstairs. All other areas are down stairs including the Master Suite. Features unique to all Truland's Signature homes are: V-Groove stained wood porch ceilings, 8' mahogany front door with 6 window panes, smooth walls/ceilings, double crown molding in foyer/dining room, wainscoting in dining room, kitchen backsplash, soft close cabinet drawers/doors, split level gourmet cooking which includes Samsung gas cooktop, dishwasher and wall microwave/oven, wood shelving in pantry and all closets, built-in drop zones, tankless gas Rinnai hot water heater, tile walls surrounding bathtubs, spacious driveways and an irrigation system, just to name a few. Truland homes are also equipped with a Smart Home Package which features: 1 Smart Things hub, 1 Ring doorbell, 1 smart thermostat, 1 tablet, 1 outdoor camera, 1 Echo Dot, 1 smart deadbolt and 5 smart switches. Hammock Bay HOA requires every home to have structured wiring with one "drop" in each bedroom. Truland offers two "drops" in each bedroom, which allows an extended network and various television locations in each room. There is also a "drop" above the fireplace, in the family room, and the garage as well as flex spaces/work areas.



Hammock Bay is an amenity-rich community complete with a 6000 sq ft clubhouse/movie theatre, 4000 sq ft fitness center stocked with

Body Master selectorized machines and Life Fitness cardio equipment with TV's, an outdoor gym, a 25 meter lap pool and a resort-style pool, lighted tennis, pickle ball and basketball courts, putting green, \$250,000 playground, 60-acre sports/recreation park, a network of trails and sidewalks, the General Store for shopping convenience and an on-site brewery currently under construction. Canine Commons, a spacious dog park, caters to our four-legged friends and comes complete with a grooming station. Hammock Bay is approximately 20 miles from South Walton, home of some of the world's most beautiful beaches and coastal dune lakes and approximately 25 miles from Destin. Northwest Florida Beaches International Airport and Destin/Ft Walton Beach Airport is approximately 30-35 miles from Hammock Bay.

If you're looking for a home that includes all the bells and whistles, in a neighborhood that has the feel of Mayberry and offers enjoyment for everyone, look no further...your search stops here! Please call Sherree Durastanti (850-499-6169) or Dawn Griner (850-865-2085) to schedule a tour so you can experience it for yourself! \*\* This home is priced to reflect a \$10k flex-cash incentive\*\*

\*Pictures are from a different home so finishes/upgrades will vary but floorplan is the same. To be completed April 2023.

Built in 2022

## Essential Information

MLS® #	903594
Price	\$649,900
Bedrooms	4
Sold Price	\$639,900

Bathrooms	4.00
Date Sold	2023-02-28
Full Baths	3
Days until Sold	230
Half Baths	1
Square Footage	2,687
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

### Community Information

Address	201 Mill Pond Cove
Area	20 - Freeport
Subdivision	Buxton's Mill
City	Freeport
County	Walton
State	FL
Zip Code	32439

### Amenities

Amenities	Community Room, Dock, Fishing, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Playground, Pool, Separate Storage, Tennis, TV Cable
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Attached
Has Pool	Yes
Pool	Community

### Interior

Interior Features	Ceiling Crwn Molding, Ceiling Tray/Cofferd, Floor Tile, Furnished - None, Kitchen Island, Newly Painted, Pantry, Shelving, Walls Wainscoting, Washer/Dryer Hookup
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Microwave, Stove/Oven Electric
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect
# of Stories	2

**Exterior**

Exterior	Brick, Roof Shingle/Shake, Siding CmntFbrHrdBrd
Exterior Features	Patio Covered, Porch, Sprinkler System
Lot Description	Interior, Sidewalk
Roof	Roof Shingle/Shake

**School Information**

Elementary	Freeport
Middle	Freeport
High	Freeport

**Additional Information**

Days on Website	676
Zoning	Resid Single Family
HOA Fees	525.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Truland Homes LLC
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