

\$449,000 - 48 Mozart Lane, Freeport

MLS® #911388

\$449,000

3 Bedroom, 2.00 Bathroom, 2,377 sqft

Residential on 0.00 Acres

HAMMOCK BAY, Freeport, FL

Priced to SELL! New Roof! Popular Cynthia floor plan located next to Lake Draco in Symphony at Hammock Bay. Tons of space with this split floor plan, with 3 bedrooms, 2 baths and a flex room with bay window that can be used as a bedroom or office. Open floor concept with high ceilings showcasing the dining room, living room, breakfast nook and kitchen. Gas fireplace and cooktop, LVP flooring and tile in bathrooms. NO carpet! Trey ceiling & sitting area in MBR, with garden tub and shower. Exterior is brick and Hardie Plank with a large back porch overlooking the lake. Mature trees with lots of shade give this home a welcoming vibe. Seller is offering a one-year home warranty with purchase and will replace roof with acceptable offer.

Hammock Bay is a pedestrian friendly development. There is a network of sidewalks, nature trails, and bike paths. So many great amenities in Hammock Bay! Here are a few:

The carefully designed 60-acre sports park at Hammock Bay has something for everyone.

Careful consideration was given regarding pedestrian and vehicular traffic, parks accessibility to the community, the preservation of the natural elements, and activities for all ages to enjoy. To include, T-Ball fields, shuffleboard playground, walk/jogging trails, softball fields, baseball fields, tennis courts, basketball courts, soccer fields, sand volleyball and disc golf.

Included in The Lake Club at Hammock Bay is a 25-meter lap pool and a resort style pool,



lighted tennis courts, putting green, outstanding gigantic playground, lighted basketball courts, meeting/functions facility, caterer's kitchen, and 6000 sq. ft. clubhouse with movie theatre. Adjacent to the Lake Club is the Fitness Club at Hammock Bay, a 4000 sq. ft. state of the art fitness facility featuring Body Master Weight equipment and Life Fitness cardiovascular equipment w/flat screen TV's.

There is also a Hammock Bay Town Square lawn style amphitheater that is designed for entertainment!

The Bay Pavilion at Hammock Bay is located on 480 ft. of shoreline alongside the Choctawhatchee Bay. Hammock Bay also offers a pet park that provides an outdoor doggy washing station and drinking bubblers. Hammock Bay features the most advanced fiber optics technology direct to homes through CenturyLink's FTTP (Fiber to The Premise) program, providing capacity for the latest advances in phone, internet, and cable technology. Hammock Bay is in a Community District Development to ensure the highest quality of infrastructure for years to come. 48 Mozart Lane in Hammock Bay is just waiting for you to call it HOME :)

All information deemed to be correct. Buyer to verify all data.

Built in 2009

Essential Information

MLS® #	911388
Price	\$449,000
Bedrooms	3
Sold Price	\$449,000
Bathrooms	2.00

Date Sold	2023-06-27
Full Baths	2
Days until Sold	235
Square Footage	2,377
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	48 Mozart Lane
Area	20 - Freeport
Subdivision	HAMMOCK BAY
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Amenities	BBQ Pit/Grill, Community Room, Dock, Exercise Room, Fishing, Game Room, Pavillion/Gazebo, Pets Allowed, Picnic Area, Playground, Pool, Separate Storage, Tennis, TV Cable, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	2
Parking	Garage Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Ceiling Tray/Cofferd, Ceiling Vaulted, Fireplace Gas, Floor Laminate, Floor Tile, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Oven Self

	Cleaning, Stove/Oven Gas
Cooling	AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior	Brick, Roof Dimensional Shg, Slab, Trim Vinyl
Exterior Features	Lawn Pump, Patio Covered, Sprinkler System
Lot Description	Covenants, Curb & Gutter, Level, Restrictions, Within 1/2 Mile to Water
Roof	Roof Dimensional Shg
Foundation	Slab

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Days on Website	562
Zoning	City, Resid Single Family
HOA Fees	504.30
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Coldwell Banker Realty
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