

# \$1,099,000 - 2766 Bay Grove Road, Freeport

MLS® #935043

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## \$1,099,000

4 Bedroom, 3.00 Bathroom, 2,790 sqft  
Detached Single Family on 0.00 Acres

Bay Grove, Freeport, FL

UNDER CONTRACT WITH KICKOUT CLAUSE - ACCEPTING BACKUP OFFERS - FULLY RENOVATED WATERFRONT HOME AVAILABLE NOW IN FREEPORT, FL! BREATHTAKING SUNSET VIEWS!! Live the Florida dream in this stunning home situated perfectly Westward facing with 60 feet directly on the Choctawhatchee Bay! Ready for your water adventures with dock and boat lift already in place - and ready for your family to create lifelong memories! The entire home was fully remodeled in 2018, with coastal design in mind and no detail spared. All the main living areas are on the 2nd floor, offering the best vantage point of those incredible water and sunset views. The interior features a wide open concept space with plenty of room to entertain guests. The hardwood flooring, vaulted shiplap ceilings with wood beams, and 100-year-old reclaimed wood paneled wall in the living room lend warmth and character to the open space. The kitchen offers an oversized island, farmhouse sink, stainless appliances, and custom backsplash. Cook and dine with a water view!

The master bedroom is waterfront, with amazing views and access to the huge elevated deck off the back of the house. The master bathroom has lots of natural light also with water views, as well as a walk in shower and double vanity. The guest bedrooms are nicely sized, and guest bathroom has a tub/shower combo and tile tub surround.



Downstairs the home features a large 1st floor flex space with a private entrance, including a 4th bedroom and a beautifully finished full bathroom with subway tiled shower. This space is already plumbed for its own kitchen! Would make a great office, guest or mother-in-law space!

The exterior of the property is spacious with over a quarter of an acre! Exterior highlights include a large grassy back yard, plenty of parking with room for your boat or RV, and a ground level screened in back porch. But it's the second level deck off the living space and master bedroom that steals the show, with 280 square feet of elevated outdoor space to relax and watch the pelicans, catch the dolphin swimming by, and enjoy those incredible sunsets!! Truly living the dream!

Some improvements to highlight include: New roof & soffits in 2021; electrical Overhead Service in 2021; addition to dock in 2022; new dock wiring/electrical 2023; new irrigation pump 2023; new upstairs HVAC inside and out 2022; new downstairs floor 2023; new refrigerator 2021

Don't miss out on this opportunity to buy a fully move-in ready Bay front house on one of the most coveted streets in Freeport! Please call me to schedule your private tour!

Flood Insurance is required. All information in this listing is believed to be correct but must be verified by the buyer.

Built in 1980

### **Essential Information**

MLS® #	935043
Sold Price	\$1,099,000

List Price	\$1,099,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,790
Acres	0.00
Year Built	1980
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

### **Community Information**

Address	2766 Bay Grove Road
Area	20 - Freeport
Subdivision	Bay Grove
City	Freeport
County	Walton
State	FL
Zip Code	32439

### **Amenities**

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Carport Attached, Covered
Is Waterfront	Yes
Waterfront	Bay
Pool	Community, Private

### **Interior**

Interior Features	Built-In Bookcases, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Vaulted, Floor Hardwood, Floor Tile, Guest Quarters, Kitchen Island, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Stove/Oven Electric, Smooth Stovetop Rnge
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	2

### **Exterior**

Exterior	Block, Foundation On Piling, Roof Dimensional Shg, Siding CmntFbrHrdBrd
Exterior Features	Boat Slip, Deck Open, Dock, Lawn Pump, Porch Screened, Shower, Sprinkler System, Yard Building
Lot Description	Survey Available
Roof	Block, Foundation On Piling, Roof Dimensional Shg
Foundation	Foundation On Piling

### **School Information**

Elementary	Freeport
Middle	Freeport
High	Freeport

### **Additional Information**

Days on Website	299
Zoning	Resid Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office	Mainsail Realty Company
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