

\$5,500,000 - 104 George Ellis Rd, FREEPORT

MLS® #952699

\$5,500,000

5 Bedroom, 5.00 Bathroom, 4,337 sqft
Detached Single Family on 6.80 Acres

Lagrange Bayou, FREEPORT, FL

Welcome to your new waterfront retreat on Lagrange Bayou where it's all about the views and coastal lifestyle. This unique 6.8 acre offering, encompasses two single family homes, an additional cottage that could serve as a guest home, workshop, or home office, and three docks with 725 ft of waterfront. The beautifully updated main home offers a split plan, 3 bedroom layout on a single level with cathedral ceilings and a wall of windows to capture the perfect sunsets. No expense was spared on updates to include custom walnut cabinets, quartzite countertops, hardwood flooring, and hurricane rated doors and windows. The covered cumaru deck on the south side of the main home is the ideal spot for dining or relaxing with stunning views of the bayou and bay. Enjoy refreshing breezes from the Choctawhatchee Bay, even on the warmest days. The second home on the property offers the flexibility of multi-family living on the estate, a guest home, or opportunity for rental income. This home comprises 2 bedrooms and 2 bathrooms with a large galley kitchen complete with hickory cabinets and natural stone countertops. This unique 2 story layout feels like a retreat with the upstairs offering a private bedroom with on suite bath, and library, while the downstairs space features panoramic water views and fireplace for the cooler seasons. This home is also where you'll find the covered parking. The third structure, currently serving as a workshop space, boasts a sleeping loft and



bathroom which allows the property to convert to another guest space, private office, or man cave. Just beyond the seawall you'll find 3 docks with open boat houses, boat lifts, and catwalks already in place and ready to enjoy- just bring your boat or jet skis! Not only is this a private sanctuary for families to enjoy, but it serves as home to eagles, osprey, and deer not to mention the dolphins who swim through on a regular basis. The additional wooded land offers a unique position for the next owner to simply secure their privacy, build additional personal structures, or consider development opportunities.

Built in 1991

Essential Information

| | |
|----------------|------------------------|
| MLS® # | 952699 |
| Price | \$5,500,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 4,337 |
| Acres | 6.80 |
| Year Built | 1991 |
| Type | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style | Southern |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 104 George Ellis Rd |
| Area | Freeport |
| Subdivision | Lagrange Bayou |
| City | FREEPORT |
| County | WALTON |
| State | FL |
| Zip Code | 32439 |

Amenities

| | |
|---------------|-------------------------------------|
| Utilities | Public Water Available, Septic Tank |
| Parking | Boat, Carport: Attached, Covered |
| Is Waterfront | Yes |
| Waterfront | BAY, Bayou |
| Water View | BAY, Bayou |
| Pool | Community, Private |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-In Bookcases, Ceiling Cathedral, Ceiling Raised, Ceiling Vaulted, Fireplace, Floor Hardwood, Floor Tile, Guest Quarters, Lighting Recessed, Newly Painted, Renovated, Shelving, Split Bedroom, Washer/Dryer Hookup |
| Appliances | Dishwasher, Dryer, Refrigerator, Security System, Washer |
| Heating | Heat: Central Electric |
| Cooling | A/C: Central Electric |
| Fireplace | Yes |
| Fireplaces | Fireplace |
| # of Stories | 1 |

Exterior

| | |
|-------------------|---|
| Exterior | Siding Stucco, Roof Dimensional Shingle |
| Exterior Features | Deck Covered, Deck Open, Guest Quarters, Lawn Pump, Patio Covered, Porch Covered, Porch Open, Renovated, Separate Living Area, Sprinkler System, Workshop, Boat Slip, Boatlift, Deck Enclosed, Dock, Hurricane Shutters, Separate Bldg Rent, Yard Building, Fireplace |
| Lot Description | Bulkhead/Seawall, Dead End, Within 1/2 Mile Of Water |
| Roof | Roof Dimensional Shingle |

School Information

| | |
|------------|----------|
| Elementary | FREEPORT |
| Middle | FREEPORT |
| High | FREEPORT |

Additional Information

| | |
|----------|---------------------------|
| Zoning | Residential Single Family |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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