

\$799,000 - 131 Sycamore Dr, FREEPORT

MLS® #956421

\$799,000

5 Bedroom, 4.00 Bathroom, 3,332 sqft
Detached Single Family on 1.14 Acres

CHEROKEE BEND S/D, FREEPORT, FL

Beautiful One Owner Estate includes two separate Parcels, 131 and 143 Sycamore Drive. Parcel ID: 28-1S-21-41010-005-0250 and Parcel ID: 28-1S-21-41010-005-0240.

Located just one block from Choctaw Bay and nestled on 1.14 acres, that backs up to Eglin Reserve (which were told will never be built on), creating a serene and peaceful atmosphere, with plenty of privacy. The main home features tons of upgrades, the Big-ticket items have been replaced, including a New Roof, New AC and New Hot Water Heater, all in 2023! This solid brick home boasts high ceilings, fresh new paint and a split bedroom floor plan. Additional Highlights include a formal dining room, breakfast nook, bonus office w/desk and a Huge 2nd den/living room for added space. The master bedroom features brand new flooring, tray ceilings, a walk-in closet and an ensuite with double vanities, jacuzzi tub & a separate walk-in shower. Step out back into the oversized, covered porch/patio, perfect for entertaining! There is massive brick 24x42 workshop, ready for your garage, man-cave or she-shed! Plus, not one, but two open shelter pole barns for your boat, RV or other toys! The owner also just put a brand-new tank in the well house and yes, there's plenty of room for a pool! Stroll next door and you have a 2-bedroom, 2-bathroom, very well-kept 1996 mobile home, perfect for a long-term rental or even mom and dad! The owner has also just replaced the drain field for the septic tank. Walk the grounds and enjoy



the sights and sounds of nature and smell the warm Seabreeze coming off of Choctaw Bay. There is so much to love about this Estate! Just a short walk to the bay, yet not in a flood zone, so flood insurance is not required. Only a 25-minute drive to all of the action in Sandestin, 8 minutes to the bustling town of Niceville which has grocery stores, including a Publix, tons of Shopping and plenty of Restaurants, 6 minutes to Blue Water Bay and less then 20 minutes to Downtown Freeport. Inquire today to discover why Northwest Florida remains one of the most highly sought out areas and start living the coastal lifestyle you deserve.

Built in 2005

Essential Information

MLS® #	956421
Price	\$799,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,332
Acres	1.14
Year Built	2005
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

Community Information

Address	131 Sycamore Dr
Area	Freeport
Subdivision	CHEROKEE BEND S/D
City	FREEPORT
County	WALTON
State	FL
Zip Code	32439

Amenities

Utilities	Electric Available, Public Water Available, Septic Tank
Parking	Garage: Detached, Boat, Carport: Detached, RV, Carport
Pool	Community, Private

Interior

Interior Features	Ceiling Raised, Ceiling Tray/Cofferd, Ceiling Vaulted, Fireplace Gas, Floor Tile, Floor Vinyl, Furnished - None, Lighting Recessed, Newly Painted, Pantry, Split Bedroom, Washer/Dryer Hookup, Converted Garage, Fireplace, Guest Quarters
Appliances	Cooktop, Dishwasher, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove/Oven Electric
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, A/C: Window/Wall
Fireplace	Yes
Fireplaces	Fireplace Gas, Fireplace
# of Stories	1

Exterior

Exterior	Siding Brick All, Roof Dimensional Shingle, Foundation Slab On Grade, Siding Vinyl
Exterior Features	Fenced Back Yard, Guest Quarters, Patio Covered, Separate Living Area, Fenced Chain Link, Fenced Lot-Part, Workshop
Lot Description	Cleared, Within 1/2 Mile Of Water
Roof	Roof Dimensional Shingle
Foundation	Foundation Slab On Grade, Siding Vinyl

School Information

Elementary	FREEPORT
Middle	FREEPORT
High	FREEPORT

Additional Information

Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	Paradise Properties
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