

# \$474,900 - 216 Beaver Trail Dr, FREEPORT

MLS® #955430

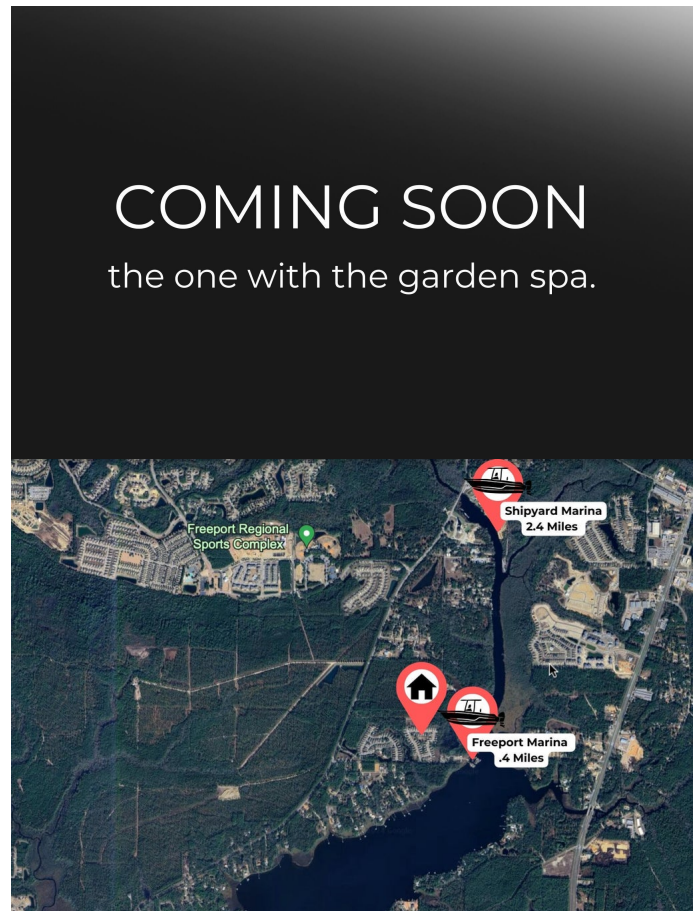
## \$474,900

4 Bedroom, 2.00 Bathroom, 2,135 sqft  
Detached Single Family on 0.15 Acres

Live Oak Harbour, FREEPORT, FL

The one with the Garden Spa! This 2 year old home has been thoroughly & professionally upgraded for maximum outdoor living and entertaining. >Screened lanai with a wall mounted tv for outdoor movie nights or watching the game. >A massive anchored paver patio.>7 person heated AND COOLED SALTWATER SPA, a pool & hot tub in one! An inviting oasis to relax in year round.> Fully fenced backyard with a privacy fence. The low maintenance lawn saves you time while still giving the pups a place to play. >Partially private lot backs up to greenspace, no homes will ever be built directly behind you.>>Professionally upgraded interior: Inside you'll notice 9' ceilings, Quartz countertops, LVP flooring throughout, stainless steel appliances, plus several features that are rare in this price range: crown molding, upgraded shower doors in the Primary bath, an upgraded double oven with convection, and amazing Solatube skylights to fill the hallway and Primary bathroom with beautiful Florida light while saving on energy costs. >>The home is located in a dry zone where flood insurance is not required.

>>>The Community: You are within a few blocks of The Oar House Oyster Bar & Freeport Marina, where you can store and launch your boat to access the Bay. NEW Shipyard Marina with indoor boat storage is only 2.4 miles away. A third neighborhood boat launch is also close by and is free. Props Brewery & Food truck pavilion for live music,



Abide Coffee for your morning cup, and Freeport Sports Complex with every court and field imaginable are all a very short drive away in Hammock Bay. Miles of walking/bike paths are right outside the community.

>>>The Beaches! You are only 8 miles to Bayfront beaches, and only 16 miles to the world famous sugar sand beaches and turquoise waters of the Gulf. We welcome you to see for yourself why life is sweet in the Bayou Coastal community of Live Oak Harbour, located in Freeport, FL!

Built in 2022

### Essential Information

MLS® #	955430
Price	\$474,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,135
Acres	0.15
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Active

### Community Information

Address	216 Beaver Trail Dr
Area	Freeport
Subdivision	Live Oak Harbour
City	FREEPORT
County	WALTON
State	FL
Zip Code	32439

### Amenities

Utilities	Electric Available, Public Sewer Available, Public Water Available
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Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Private, Pool - Above Ground, Community

### Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Floor Vinyl, Kitchen Island, Lighting Recessed, Pull Down Stairs, Skylight(s), Split Bedroom
Appliances	Auto Garage Door Opn, Dishwasher, Microwave, Refrigerator, Oven Double
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	1

### Exterior

Exterior	Siding Brick All, Roof Dimensional Shingle, Siding CmntFbrHrdBrd
Exterior Features	BBQ Pit/Grill, Deck Covered, Fenced Privacy, Patio Covered, Porch Covered, Deck Enclosed, Hot Tub, Hurricane Shutters, Patio Enclosed, Pool - Above Ground, Porch Screened, Rain Gutter
Lot Description	Restrictions, Sidewalk, Within 1/2 Mile Of Water
Roof	Roof Dimensional Shingle

### School Information

Elementary	FREEPORT
Middle	FREEPORT
High	FREEPORT

### Additional Information

Zoning	City
HOA Fees	187.00
HOA Fees Freq.	Quarterly

### Listing Details

Listing Office	Gulf Realty 30A LLC
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