

# \$659,900 - 232 Brighton Cove, FREEPORT

MLS® #956105

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## \$659,900

4 Bedroom, 3.00 Bathroom, 2,956 sqft  
Detached Single Family on 0.23 Acres

### BRIGHTON AT HAMMOCK BAY, FREEPORT, FL

This extraordinary all-brick home, a beautiful 4-bedroom with Flex Room, 3-bathroom, The Beaufort, was meticulously built in 2017 by Holiday Builders and spans 2,956 square feet. The Flex room is a great space for kids playroom, extra family room, workout area. It has a closet and can be made into 5th bedroom with doors added, if desired. As you venture into this incredible home, you will see it is packed full of all that your heart desires! With soaring 12-foot ceilings in the entryway and living room, complemented by 9-foot ceilings elsewhere, the home offers an open and spacious feel. It showcases a split floor plan, an open concept living, dining, and kitchen area, and an abundance of windows that fill the home with natural light. It boasts numerous high-end upgrades and features. Particularly with the glamorous gourmet kitchen is a chef's delight, equipped with top-of-the-line stainless steel appliances: refrigerator, dishwasher, a range with double oven, and microwave, The buffet pantry cabinets with upgraded backsplash and under-cabinet lighting, Persian Pearl granite countertops with bullnose edges, and a custom stainless-steel diamond-cut backsplash behind the gourmet stove. The kitchen also features upgraded 42" upper cabinets, pendant lights, under-cabinet lighting, and a touch-less sensor kitchen faucet. The large pantry is enhanced with Easy Closet Systems offers plenty of storage solutions. This is a culinary dream!



There is a formal dining room off the kitchen buffet hall that is large enough for a significant size dining table for everyone to come together and converse around meals. Need more dining space, then there is the full island extended countertop in the kitchen and additional eat-in kitchen dinette space for additional seating as well, This area extends into a relaxing sun-room providing lots of additional living space.

The open living room, dining and kitchen space overlooks the beautifully landscaped back yard and includes a gorgeous fireplace with built-in cabinets that have been upgraded with glass doors and protective mesh.

In the laundry room, 42" upper cabinets with crown molding have been added to match the original cabinets, accompanied by two custom-built shelves with door pulls and a laundry detergent drawer. The countertop is butcher block finished with custom white crystal paint and backsplash. Additionally, there is a custom-built lower cabinet to fit an ice-making machine, and the washer, dryer, and ice maker are included with the home.

The Grande primary suite is truly a retreat with beautiful, coffer-ed ceiling offers an owner's retreat makes for a wonderful sitting area and/or office area. Plenty of room to place your large, gorgeous bedroom furnishings. Primary bath features offers both separate an upgraded tile shower with accent tiles, a frame-less heavy glass door, and a rain faucet, along with a beautifully tiled tub surround, a raised double vanities with 36" quartz countertops, The water closet is equipped with a bidet. The walk-in closet accessed via the owner's bath is upgraded with Easy Closet Systems for clothing organization with a custom cabinet to host a large Safe to keep

your treasures (existing Safe does not convey).

The remaining bedrooms are large and spacious, offering plenty of room for family and/or guest. Two of the bedrooms share a lovely Jack and Jill bathroom. The 4th bedroom is to itself with a lovely full bath bathroom, which has upgraded shower tiles with a shower door and rain faucet.

Other upgrades you will notice are upgraded recessed lighting in the kitchen, owner's bath, and great room, along with a builder upgraded light fixture package. Eloquent flooring has been upgraded to LVP, with Mohawk Effervescence, stain resistant & easy clean carpet in the living room, owner's bedroom, dining room, owner's closet, and back bedroom. Crown molding adorns the dining room, foyer, living room, and the owner's suite coffer ceiling, adding to the home's glamorous appeal. Finally, the owner had the home custom painted using high-quality Benjamin Moore paint, with crisp lines on textured walls, including hallway stripes, a two-tone cut in the living room, a two-tone crisp cut between colors in the sun-room, baby stripes on textured walls, and precise cuts around bedroom ceilings creating an extra splash of character & uniqueness throughout.

Additional upgrades or additions are a Culligan whole house water softener and an LED Reme Halo System installed by Gulfshore Air Condition and Heating. The garage includes a laundry tub for convenience. Security is enhanced with installed Ring cameras that will convey with the property. Throughout the house, Prairie White Grid windows with solar tint have been installed for energy efficiency and aesthetic appeal.

Outdoor amenities include Sunsetter

retractable patio awnings with a wind sensor covering a 10' x 10' concrete patio between the sunroom and owner's retreat, complete with a propane hookup for gas. Additionally, there is a cook-out area to the side of the home. This area overlooks the greenspace common area, providing a tranquil outdoor setting with room for a pool. The irrigation system includes a well equipped with an anti-rust tank to prevent rust formation on surfaces such as the sidewalk, house, utility boxes, mailbox, and bricks. This comprehensive set of features and upgrades makes this home an extraordinarily beautiful and meticulously maintained property.

Washer, Dryer, Laundry Ice-maker and Ring convey.

TVs, Grills and Patio Furnishings do not convey.

Hammock Bay Community:

That's not all!! You will fall in love with Hammock Bay a premier master planned residential community located along Highway 20 renowned for its unparalleled amenities. You feel like you are living in a 5-star luxury resort!! Living the dream, non-ending vacation! This 3,200 acres serene community is a unique, sought after and environmentally responsible community that offers a one of a kind lifestyle for residents of all ages, a 25 meter lap pool and two (2) resort-style pool), 4000 sq.ft. state-of-the-art 24-hr fitness center, lighted basketball, tennis and pickleball courts, 2 dog parks (one provides an outdoor doggy-washing station and drinking-bubblers), a beautiful private clubhouse for parties and other functions complete with a full kitchen and a private theatre. There are putting greens, picnic and outdoor cooking facilities, a gorgeous gazebo, outdoor theatre with

courtyard, and a lovely General Store.

Amenities come with keyless access and campus security.

Miles of serene walking and hiking paths, green spaces, stocked ponds, and a private bay clubhouse with 480' of shoreline on the Choctawhatchee Bay and 500 ft. long dock with boat moorings and fishing pier.

A Town Square-lawn-style outdoor amphitheater with spectacular LED TV for concerts, movies and sports is established gatherings and events held throughout the year! The new Props Brewery and numerous food trucks are now in the town square. There is always something fun happening bringing the community together, such as holiday celebrations, a farmer's market every other Sunday, parties, movies, etc. We invite you to take a tour of this lovely home and experience first-hand Hammock Bay "way of life!"

There are NO COMPARABLE amenities to Hammock Bay anywhere in FL for the low-cost HOA fees!

Freeport is a vibrant, growing community on Choctawhatchee Bay, less than 30 minutes from the famous Emerald Green Gulf Coast beaches, 30A, and all the activities, dining and shopping that make this a special place! Easy commutes to beaches of South Walton, Destin, Niceville, major airports, Eglin and Hurlburt Air Force Bases, discover what makes Hammock Bay so fabulous!

There is 60-acre Sports Park featuring a multitude of ball field/park amenities on property adjacent to the east of this community.

Please note: All information is deemed to be

accurate. Buyers are responsible to perform due diligence to verify all information of importance to them.

Built in 2017

### **Essential Information**

MLS® #	956105
Price	\$659,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,956
Acres	0.23
Year Built	2017
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

### **Community Information**

Address	232 Brighton Cove
Area	Freeport
Subdivision	BRIGHTON AT HAMMOCK BAY
City	FREEPORT
County	WALTON
State	FL
Zip Code	32439

### **Amenities**

Amenities	Community Room, Dock, Exercise Room, Fishing, Pets Allowed, Pool, TV Cable Available, Waterfront, Handicap Provisions, Pavillion/Gazebo, Playground, Tennis, Pickle Ball
Utilities	Electric Available, Public Sewer Available, Public Water Available, Tap Fee Paid, TV Cable Available, Gas - Propane
Parking Spaces	2
Parking	Garage, Garage: Attached
# of Garages	2
Pool	Community, Private

## Interior

Interior Features	Built-In Bookcases, Ceiling Tray/Cofferd, Fireplace, Fireplace Gas, Floor WW Carpet, Furnished - None, Kitchen Island, Lighting Recessed, Newly Painted, Owner's Closet, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Washer/Dryer Hookup, Floor Vinyl, Window Treatmnt Some
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat: Central Gas
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	1

## Exterior

Exterior	Siding Brick All, Frame, Roof Pitched, Foundation Off Grade, Trim Vinyl
Exterior Features	Lawn Pump, Patio Covered, Patio Open, Sprinkler System, Rain Gutter
Lot Description	Cleared, Covenants, Interior, Level, Restrictions, See Remarks, Survey Available, Curb & Gutter, Sidewalk
Windows	Double Paned Windows
Roof	Roof Pitched
Construction	Frame
Foundation	Foundation Off Grade

## School Information

Elementary	FREEPORT
Middle	FREEPORT
High	FREEPORT

## Additional Information

Zoning	Deed Restriction, Residential Single Family, City
HOA Fees	540.10
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Coldwell Banker Realty
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