

# \$445,000 - 54 Birch St, FREEPORT

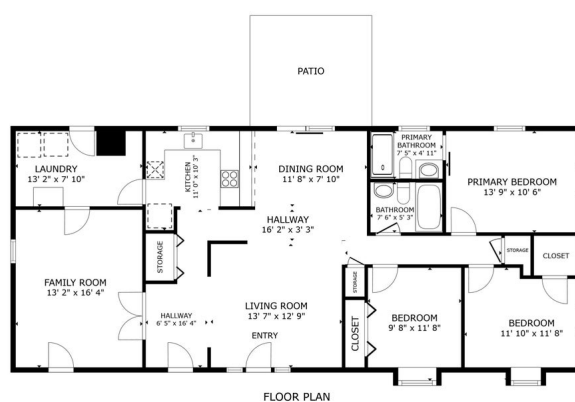
MLS® #955368

## \$445,000

3 Bedroom, 2.00 Bathroom, 1,594 sqft  
Detached Single Family on 0.35 Acres

CHEROKEE, FREEPORT, FL

Welcome to your dream home, 54 Birch Street, with a breathtaking Waterview of the Choctaw Bay and direct access to Mullet Creek right in your backyard! This unique home is located 3 miles from the Mid-Bay Bridge, right inside Freeport. A quick ride over the bridge to the beautiful white sandy beaches of Destin, Shopping, Entertainment and Restaurants galore! This home features a private dock with water depths of 6', a timeless brick exterior newly painted, and a new roof installed in 2024. Enjoy a public boat access and park nearby and bay access by paddle board or canoe. Inside, you'll find charming shiplap ceilings, wood-like tile flooring throughout, a farmhouse sink, and a wall mounted microwave/oven combo. A nice touch of crown molding and a tile backsplash add a sophisticated look. The master bath entry door has a stylish and functional barn door which adds charm to the master bedroom. Entering through the front door to the left is a huge bonus room with unfinished real hardwood floors. It has an oversized laundry area with plenty of counter space and lots of cabinets for storage. It also includes a workshop/yard building with electricity, a huge outdoor patio for entertainment, grilling and don't forget about the unforgettable views of the Choctawhatchee Bay from either the front or backyard! This home screams Relaxation...call today for your private showing.



FLOOR PLAN  
GROSS INTERNAL AREA  
FLOOR PLAN: 1,436 sq.ft.  
EXCLUDED AREAS: PATIO, 464 sq.ft.  
TOTAL: 1,436 sq.ft.  
SEEK AND CONSULT WITH ARCHITECTURE, ACTUAL SIZE ONLY

Matterport



Built in 1973

## Essential Information

MLS® #	955368
Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,594
Acres	0.35
Year Built	1973
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

## Community Information

Address	54 Birch St
Area	Freeport
Subdivision	CHEROKEE
City	FREEPORT
County	WALTON
State	FL
Zip Code	32439

## Amenities

Utilities	Electric Available, Septic Tank, Private Well
Parking	Garage: Attached
Is Waterfront	Yes
Waterfront	Creek
Water View	BAY, Creek
Pool	Community, Private

## Interior

Interior Features	Breakfast Bar, Floor Hardwood, Floor Tile, Lighting Recessed, Newly Painted, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Microwave, Oven:Self Cleaning, Refrigerator, Stove/Oven Electric, Trash Compactor
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	1

## Exterior

Exterior	Siding Brick All, Frame, Roof Dimensional Shingle
Exterior Features	Deck Open, Dock, Fenced Privacy, Patio Open, Workshop, Fenced Lot-Part, Porch Open
Lot Description	Interior, Within 1/2 Mile Of Water
Roof	Roof Dimensional Shingle
Construction	Frame

### **School Information**

Elementary	FREEPORT
Middle	FREEPORT
High	FREEPORT

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office	Keller Williams Realty Destin
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