

# \$1,525,000 - 1430 Lagrange Road, Freeport

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MLS® #982659

**\$1,525,000**

3 Bedroom, 2.00 Bathroom, 2,336 sqft

Detached Single Family on 0.51 Acres

METES & BOUNDS, Freeport, FL

Indulge in the pinnacle of bayfront luxury with this exceptional custom-built waterfront estate on over half acre designed with room for a pool, nestled along the serene Lagrange Bayou perfectly juxtaposed to offer one of the only true westerly sunset views on the bayou, yet tucked back just enough to avoid high north/south wind gusts off the bay making for peaceful and pleasant outdoor experiences.

AMAZING LOCATION, LOCATION, LOCATION just 3 minutes to shopping or the 331 bridge from Lagrange Rd., less than 10 minutes to the Hwy 98 to traverse anywhere east or west in the panhandle, and finally just 15 minutes from the world-renowned sugar-white sand beaches along 30A and the emerald waters of the Gulf of America, world-class golf courses, unrivaled fresh seafood and exquisite coastal cuisine. The private dock makes boating to North Beach Social and The Bay restaurant effortless, both just a scenic 10-15-minute boat ride away.

It's truly the best of all worlds where you enjoy the small town charm of a friendly bay community with NO HOA that is SO CONVENIENT to everything you need in-town just around the corner from boutique shopping and the constantly growing commercial retail such as Publix just minutes away and the new Wal-Mart being developed. You are less than 40 minutes to the International airport (ECP) in Bay County, FL and 45 minutes to VPS Niceville airport that also provides additional



travel times and destinations. Boat rides 15 minutes cruise to dining at The Bay and North Beach Social. 35 minutes East or West to fishing in the Gulf.

Masterfully built and thoughtfully designed, this residence was constructed in 2022 and combines elegant coastal architecture with modern functionality, offering approximately 104 feet of private shoreline (partly beach shoreline), a 30-foot boat lift, and deep water access perfect for yachting, paddleboarding, or tranquil sunset cruises.

From the moment you arrive, a newly installed paver driveway sets the tone with elevated curb appeal, guiding you toward a home that radiates warmth, sophistication, and understated opulence. Inside, the residence features rich hardwood flooring throughout, soaring ceilings, and a chef's kitchen adorned with premium stainless steel appliances, lavish granite countertops, custom backsplashes, and bespoke cabinetry. The primary suite offers a walk-in closet that connects directly to a custom-designed laundry room, complete with ample cabinetry, a utility sink, and striking brick-style flooring that adds character and charm.

Designed for both relaxation and entertaining, the west-facing backyard captures stunning sunset views and boasts a spacious covered deck with a fully equipped, custom-tiled summer kitchen. Outfitted with a built-in gas grill, cooktop, and sink, this space invites unforgettable evenings with friends and family along the water's edge.

With the added assurance of being located in a flood zone AE-8 and zone X as confirmed by a recent flood certification survey (so flood insurance is not required and nominal in cost should you choose to purchase), this

one-of-a-kind home is not only beautiful but built for peace of mind. Whether you're searching for a luxurious primary residence or a turn-key second home convenient to 30A and literally everything you need, this Lagrange Bayou masterpiece offers a lifestyle defined by elegance, ease, and unparalleled waterfront living.

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 982659                 |
| Sold Price     | \$1,525,000            |
| List Price     | \$1,599,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,336                  |
| Acres          | 0.51                   |
| Year Built     | 2022                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Florida Cottage        |
| Status         | Sold                   |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 1430 Lagrange Road |
| Area        | 20 - Freeport      |
| Subdivision | METES & BOUNDS     |
| City        | Freeport           |
| County      | Walton             |
| State       | FL                 |
| Zip Code    | 32439              |

**Amenities**

|           |                       |
|-----------|-----------------------|
| Amenities | Dock, Waterfront      |
| Utilities | Electric, Septic Tank |
| Parking   | Other, Garage         |

|               |            |
|---------------|------------|
| # of Garages  | 2          |
| View          | Bayou      |
| Is Waterfront | Yes        |
| Waterfront    | Bay, Bayou |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Kitchen Island, Pantry                     |
| Appliances        | Cooktop, Range Hood, Tankless Water Heater |
| Heating           | Heat Pump                                  |
| Cooling           | Central Air                                |
| # of Stories      | 1                                          |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Outdoor Grill, Boatlift, Dock, Outdoor Kitchen |
| Roof              | Metal                                          |
| Construction      | Siding CmntFbrHrdBrd                           |

### School Information

|            |          |
|------------|----------|
| Elementary | Freeport |
| Middle     | Freeport |
| High       | Freeport |

### Additional Information

|                 |        |
|-----------------|--------|
| Days on Website | 402    |
| Zoning          | County |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | EXP Realty LLC |
|----------------|----------------|

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