

\$405,000 - 171 This Way, Freeport

MLS® #998542

\$405,000

4 Bedroom, 2.00 Bathroom, 2,045 sqft

Detached Single Family

HAMMOCK BAY - MILL COTTAGES,
Freeport, FL

Welcome to this beautifully upgraded 4 bedroom, 2 bathroom residence in the highly sought after master planned community of Hammock Bay in Freeport. Built in 2021 with 2,045 square feet, this home offers modern comfort with upgrades including:

• Monogram built in refrigerator

• Quartzite countertops in both bathrooms

• Upgraded kitchen countertops and backsplash

• New can lighting and updated fixtures

• Smart WiFi light switches

• Insulated, heated and cooled garage with mini split

• LED garage lighting

• Wall mounted pressure washer

• Extended paver patio with recessed lighting

• Fully fenced yard with hot tub and Rachio irrigation

The open concept floor plan creates a bright and inviting living space that flows seamlessly



between the living room, dining area, and kitchen, making it ideal for both everyday living and entertaining. The kitchen has been enhanced with upgraded countertops, a stylish new backsplash, updated lighting, and a built in Monogram refrigerator that elevates both form and function.

Smart WiFi light switches have been installed throughout the home, allowing convenient control of lighting from anywhere or through smart devices such as Alexa or Google. The home has been upgraded with new can lighting and updated light fixtures, creating a bright, clean, and modern feel throughout.

The spacious primary suite offers a private retreat with a generously sized bedroom, walk in his and hers closets, and an ensuite bathroom featuring quartzite countertops and a newly installed glass shower door. The secondary bathroom has also been upgraded with quartzite countertops, providing a cohesive and elevated finish throughout the home. Three additional bedrooms provide flexibility for guests, family, or a home office.

One of the most unique features of this property is the fully insulated, heated and cooled garage equipped with a dedicated mini split system, creating a versatile space ideal for a workshop, home gym, hobby area, or additional storage. Designed with enthusiasts in mind, the garage features upgraded LED garage lighting, creating a true car lover's dream environment. The garage also includes a wall mounted pressure washing system, making washing your vehicles extremely convenient.

Outdoor living is just as impressive, featuring an extended paver patio designed for relaxing or entertaining, recessed patio lighting, a fully fenced backyard, and a 4 person hot tub. The

property also includes a Rachio smart irrigation system that makes lawn maintenance efficient and convenient. A golf simulator net is currently installed and can remain with the home if desired (net only, turf mat not included).

This home has been meticulously maintained with premier Chem Dry professional carpet cleaning performed every six months, a professional home cleaning program every three weeks, and landscaping refreshed twice annually, reflecting the pride of ownership and level of care given to the property.

Located within Hammock Bay, one of Freeport's most desirable communities, residents enjoy access to resort style amenities including multiple pools, a fitness center, tennis and pickleball courts, walking and biking trails, a dog park, playgrounds, and a beautifully designed clubhouse. The community also features its own general store, brewery, and a calendar of neighborhood events that create a vibrant and connected lifestyle. The only HOA fee is paid to the Hammock Bay Master Association, with no additional sub-association dues.

Conveniently located near Highway 331, this home provides quick access to Choctawhatchee Bay, the world class beaches of 30A, and the dining, shopping, and outdoor recreation that make the Emerald Coast one of the most sought after places to live.

Select furnishings may convey.

Seller is a licensed real estate agent in the state of Florida and is self representing in this transaction.

Information contained herein is deemed reliable but not guaranteed. Buyer is

responsible for verifying all dimensions, measurements, and any information important to their purchase decision.

Built in 2020

Essential Information

MLS® #	998542
Sold Price	\$405,000
List Price	\$405,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,045
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Sold

Community Information

Address	171 This Way
Area	20 - Freeport
Subdivision	HAMMOCK BAY - MILL COTTAGES
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Electric, Public Sewer, Public Water
# of Garages	2

Interior

Interior Features	Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Freezer, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air

# of Stories	1
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Exterior

Exterior Features	Hot Tub
Roof	Shingle
Foundation	Slab

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Days on Website	178
Zoning	Resid Single Family

Listing Details

Listing Office	Rising Star Real Estate Inc
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