

\$463,370 - 221 Picnic Place, Freeport

MLS® #995102

\$463,370

3 Bedroom, 2.00 Bathroom, 2,052 sqft

Detached Single Family on 0.22 Acres

HAMMOCK BAY, Freeport, FL

Nestled on a quiet cul-de-sac in the Parkview neighborhood within the highly sought-after Hammock Bay community. The home is a Ariana B Floorplan with a Truss porch featuring three bedrooms and two baths, along with two additional flex rooms that allow you to customize the space to fit your needs. One flex room can easily be converted into a fourth bedroom, while the other is ideal for a home office, playroom, gym, or second living area.

The location is especially appealing for families. The home is close to the sports complex, school, and general store, making it easy for kids to bike to practice, school activities, or meet up with friends, all while enjoying the safety and privacy of a cul-de-sac setting. One of the standout features is the ease of getting in and out of the community. You have direct access to Highway 83 without having to drive through the neighborhood, making daily commutes and beach trips quick and convenient. From here, you're also ideally located for easy access to the beaches along 30A, as well as Miramar Beach and Destin.

The open layout is complemented by white cabinets, misty gray quartz countertops, EVP flooring in the main living areas, crown molding, and an upgraded appliance package. The owner's suite features a tiled shower, adding a polished and functional touch. The oversized backyard is a standout, offering plenty of room for a pool or outdoor kitchen,



making it perfect for entertaining, pets, or simply enjoying extra outdoor space. The garage has an EV charger for electric cars.

As a resident of Hammock Bay, you'll enjoy resort-style amenities including multiple community pools, a large clubhouse, a state-of-the-art fitness center, tennis and pickleball courts, basketball courts, walking and biking trails, frisbee golf, and a general store. The community also offers access to a professional park with local businesses, Props Brewery, food trucks, and regular events on the lawn featuring a jumbotron, creating a true sense of community and connection.

Parkview combines a neighborhood feel with one of the most amenity-rich lifestyles in the area. This home is a great fit for anyone looking for flexible living spaces, room to grow, and exceptional convenience.

Buyer to verify all dimensions.

Built in 2023

Essential Information

MLS® #	995102
Sold Price	\$463,370
List Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,052
Acres	0.22
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	221 Picnic Place
Area	20 - Freeport
Subdivision	HAMMOCK BAY
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
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Interior

Interior Features	Crown Molding, Tray Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Microwave, Gas Water Heater
Heating	Heat Pump, Central, Gas - Natural
Cooling	Central Air, Attic Fan
# of Stories	1

Exterior

Lot Description	Level
Roof	Shingle
Construction	Frame, Brick, Siding Brick Some, Siding CmntFbrHrdBrd

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Days on Website	214
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
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