

# \$699,899 - 245 Island Grove Drive, Freeport

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MLS® #981287

**\$699,899**

4 Bedroom, 4.00 Bathroom, 2,785 sqft

Detached Single Family on 0.40 Acres

CROSS CREEK SHORES, Freeport, FL

OFFERING \$20,000 TOWARDS BUYERS'  
CLOSING COSTS and/or RATE BUY DOWN!!

NEW BUILD with NO HOA and Lg yard big  
enough for pool!



Exquisite & Meticulously Crafted Custom  
Modern Farmhouse in Cross Creek Shores,  
Freeport, FL  
NO HOA!!!

Welcome to 245 Island Grove Drive--a  
stunning blend of timeless farmhouse charm  
and modern luxury. Thoughtfully designed and  
masterfully built by MK Home Design LLC, this  
one-of-a-kind signature home sits on a  
generous .40-acre lot in the desirable  
community of Cross Creek Shores. With no  
HOA and minimal restrictions, this 4-bedroom,  
3.5-bath, 2,785 sq ft home delivers privacy,  
space, and exceptional craftsmanship.

From the moment you arrive, you'll appreciate  
the oversized driveway, accommodating four  
vehicles, a 2-car garage ,and a welcoming  
front porch that sets the tone for the beauty  
inside. Step through the grand foyer, where 10'  
ceilings, custom crown molding, and luxury  
vinyl plank flooring create an immediate sense  
of elegance and warmth.

At the heart of the home is a show-stopping  
chef's kitchen, adorned with custom solid  
wood ceiling beams, floating shelves, quartz  
waterfall countertops, KitchenAid stainless

appliances, a farmhouse sink, and a built-in pantry. The open-concept design flows effortlessly into the main living area, bathed in natural light and perfectly suited for both daily living and entertaining.

Just off the kitchen, the mud/laundry room offers convenience and style, featuring built-in cubbies, bench seating, and ample storage. Step outside to enjoy a spacious back deck, and a brick paver patio complete with a built-in fire pit perfect for evening gatherings under the stars.

The first-floor primary suite offers a tranquil retreat, with a spa-inspired en-suite bath that includes his-and-her vanities, a freestanding soaking tub, and a custom-tiled walk-in shower.

Upstairs, discover a second master suite with its own private en-suite bathroom and walk-in closet ideal for guests, multi-generational living, or a private sanctuary. You'll also find two generously sized additional bedrooms, a third full bathroom, and access to the second-floor balcony, where you can take in peaceful views of Four Mile Creek Bayou.

This home's location is truly unbeatable for outdoor enthusiasts. Enjoy easy access to boating, fishing, and Florida's world-famous white sand beaches just 10 minutes away. You're also a short drive from Crab Island, Destin, 30A, Santa Rosa Beach, and Panama City Beach, as well as shopping, dining, top-rated schools, and Sacred Heart Hospital.

Built with an unwavering commitment to quality, MK Home Design LLC ensures every home meets the highest standards. The builder is personally involved in daily construction, overseeing every detail and completing much of the custom carpentry

himself.

101 Island Grove Rd is more than a home it's an invitation to experience the beauty, comfort, and lifestyle of modern farmhouse living in Freeport, Florida.

(FOR GPS..location plug in 98 Island Grove Rd Freeport, which is the home next across the street from 101 Island Grove Rd. The sign is on the home.)

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 981287                 |
| Sold Price     | \$699,899              |
| List Price     | \$699,899              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,785                  |
| Acres          | 0.40                   |
| Year Built     | 2025                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Craftsman              |
| Status         | Sold                   |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 245 Island Grove Drive |
| Area        | 20 - Freeport          |
| Subdivision | CROSS CREEK SHORES     |
| City        | Freeport               |
| County      | Walton                 |
| State       | FL                     |
| Zip Code    | 32439                  |

## Amenities

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Utilities    | Electric, Private Well, Public Sewer, Public Water, Tap Fee Paid, Underground |
| Parking      | Garage Door Opener, Oversized, See Remarks                                    |
| # of Garages | 2                                                                             |
| View         | Bayou, Creek/Stream                                                           |

## Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Bookcases, Beamed Ceilings, Crown Molding, Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted |
| Appliances        | Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Electric Water Heater                                                                                                           |
| Heating           | Central                                                                                                                                                                                    |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                                                                                |
| # of Stories      | 2                                                                                                                                                                                          |

## Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Outdoor Grill, Lawn Pump, Sprinkler System, Rain Gutters                               |
| Lot Description   | Cleared, Corner Lot, Flood Insurance Req, Level, See Remarks, Within 1/2 Mile to Water |
| Windows           | Double Pane Windows                                                                    |
| Roof              | Shingle                                                                                |
| Construction      | Frame, Roof Pitched, Trim Wood, Siding CmntFbrHrdBrd                                   |
| Foundation        | Slab                                                                                   |

## School Information

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

## Additional Information

|                 |                             |
|-----------------|-----------------------------|
| Days on Website | 422                         |
| Zoning          | County, Resid Single Family |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker Realty |
|----------------|------------------------|

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