

\$355,000 - 245 This Way, Freeport

MLS® #982400

\$355,000

3 Bedroom, 2.00 Bathroom, 1,594 sqft

Detached Single Family on 0.15 Acres

HAMMOCK BAY, Freeport, FL

Welcome to Mill Cottages at Hammock Bay, where quality construction, thoughtful design, and resort-style amenities come together in one of Freeport's most desirable neighborhoods.

Built in 2021 and beautifully maintained, this one-story home offers all the benefits of recent construction without the stress of starting from scratch. Inside, the open-concept layout features a spacious living and dining area that flows seamlessly into a beautifully appointed kitchen featuring shaker-style cabinetry, a spacious pantry, Whirlpool appliances, and a central island perfect for casual gatherings. Durable luxury vinyl plank flooring runs throughout the main living spaces, while large windows invite in natural light and offer views of the private backyard.

The split floor plan provides a sense of space and privacy, with the primary suite tucked quietly at the rear of the home. There you'll find a generous walk-in closet and a serene ensuite bath with a soaking tub and separate shower. Two generously sized additional bedrooms and a shared full bath, a dedicated laundry room, and an expansive 2-car garage round out the home's flexible layout. Step outside to discover a covered back patio and a fully fenced backyard with plenty of room to relax, entertain, or even add a pool.

Located in the highly desirable Mill Cottages neighborhood, this home enjoys easy access to Hammock Bay's incredible amenities.

Residents can take advantage of two



zero-entry resort-style pools, a lap pool, a 10,000 square foot clubhouse, and a fully equipped fitness center. Outdoor recreation abounds with tennis, pickleball, and basketball courts, plus miles of scenic sidewalks and nature trails for walking, biking, and exploring. There's also a playground, movie theater, rentable event spaces, an on-site HOA team, and security staff helping maintain the friendly, well-kept atmosphere throughout the community.

The beautiful Bay Club, perched along the shores of Choctawhatchee Bay, offers some of the area's most breathtaking water views from a screened in back porch and a 500ft dock.

The Windmills Town Center provides a gathering place for events, food trucks, and casual dining, while the nearby Freeport Sports Complex adds even more opportunities for recreation. Residents also enjoy close proximity to award-winning Freeport public schools, with the new Freeport Middle School freshly constructed within the community.

All of this is located just a short drive from 30A, Destin, and the world-famous white sand beaches of the Emerald Coast, making Hammock Bay a true gem for those seeking both convenience and community. From its welcoming spirit to a calendar full of events, the neighborhood shines year-round, with holiday celebrations (especially Halloween!) that bring neighbors together and make it feel like home in every season. The sellers recently and unexpectedly relocated to Michigan, making this a wonderful opportunity to settle into a well-maintained home in one of Freeport's most vibrant neighborhoods.

Built in 2021

Essential Information

MLS® #	982400
Sold Price	\$355,000

List Price	\$364,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,594
Acres	0.15
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	245 This Way
Area	20 - Freeport
Subdivision	HAMMOCK BAY
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Amenities	BBQ Pit/Grill, Community Room, Dock, Exercise Room, Fishing, Minimum Rental Prd, Short Term Rental - Not Allowed, Pavillion/Gazebo, Picnic Area, Playground, Pool, TV Cable, Tennis, Pets Allowed, Pickle Ball
Utilities	Electric, Public Sewer, Public Water, TV Cable
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Private Yard, Lawn Pump, Sprinkler System
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Lot Description	Covenants, Interior Lot, Level, Restrictions, Sidewalk
Windows	Window Treatments
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Days on Website	406
Zoning	Resid Single Family
HOA Fees	559.34
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Compass
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