

# \$499,000 - 262 Magnolia Drive, Freeport

MLS® #927016

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## \$499,000

4 Bedroom, 3.00 Bathroom, 2,425 sqft

Detached Single Family on 0.51 Acres

LAGRANGE SHORES, Freeport, FL

Welcome home to LaGrange Shores where estate sized lots sit peacefully amongst the pines. This updated ranch style home boasts (4) bedrooms, (1) bonus room, (2.5) baths, (2)-car garage, and is situated on an oversized 1/2 acre lot just steps from LaGrange bayou. Unique opportunity to expand lot size to 1 acre by purchasing the adjacent 1/2 acre lot from sellers. This well-maintained home features an open-concept floor plan with large dining and kitchen space, true maple hardwood floors and cabinets, quartz counters, expert craftsmanship of crown molding and shiplap in the master and main living areas, stainless steel appliances, and custom master closet system. The large tree lined backyard includes a paver back patio and firepit. Additional upgrades include kitchen sink bottled water filter system, air purifier for the entire home, new A/C unit and system installed this year (2023), water softener system, and tank less water heater.



Built in 2008

## Essential Information

MLS® #	927016
Sold Price	\$499,000
List Price	\$499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,425
Acres	0.51
Year Built	2008
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

### **Community Information**

Address	262 Magnolia Drive
Area	20 - Freeport
Subdivision	LAGRANGE SHORES
City	Freeport
County	Walton
State	FL
Zip Code	32439

### **Amenities**

Utilities	Electric, Public Sewer, Public Water
Parking Spaces	2
Parking	Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Floor Hardwood, Floor Tile, Lighting Recessed, Split Bedroom, Washer/Dryer Hookup
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Oven Double, Range Hood, Security System, Smooth Stovetop Rnge, Stove/Oven Electric
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect
# of Stories	1

### **Exterior**

Exterior	Roof Dimensional Shg, Siding Wood, Slab, Trim Wood
Exterior Features	Fenced Back Yard, Patio Covered, Porch Open, Sprinkler System
Lot Description	Cleared, Interior, Level, Sidewalk, Within 1/2 Mile to Water, Wooded
Roof	Roof Dimensional Shg

Foundation                      Slab

**School Information**

Elementary                      Freeport  
Middle                              Freeport  
High                                 Freeport

**Additional Information**

Days on Website    315  
Zoning                      Resid Single Family  
HOA Fees                0.00

**Listing Details**

Listing Office                      Berkshire Hathaway HomeServices

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