

\$425,000 - 63 Camellia Court, Freeport

MLS® #989165

\$425,000

3 Bedroom, 2.00 Bathroom, 1,879 sqft

Detached Single Family on 0.29 Acres

HAMMOCK BAY, Freeport, FL

The District Assessment has been paid in full!
This gorgeous and updated turnkey three bedrooms and two bathrooms ranch style home sits on 48 feet of lakefront. This is resort style living in Hammock Bay Gardens community. This home has fresh interior paint, hardwood flooring, new bedroom carpeting, the kitchen and both bathrooms have new granite counter tops with incredible leather finish that you won't want to stop touching. The kitchen also has new marble back splash to add that perfect finishing touch. This lovely ranch has new lighting installed throughout the nine-foot ceilings. Upon entering this split bedroom floor plan home, you are greeted by a timeless office with tray ceiling (that could be converted to a bedroom). From there you are met with the beautifully updated kitchen, stainless steel appliances, gas range and oven together with new leather finished beautiful granite counter tops. The dining and family rooms are meant to make family memories in. They flow into the large screened in lanai which provides peaceful lake views perfect for your morning coffee or evening glass of wine. With no backyard neighbors this house offers an extra layer of privacy. On the opposite side of the kitchen, you will find the laundry room which leads to the two-car garage with attic for extra storage. On the right side of the home is the primary bedroom with tray ceiling and a large five-piece ensuite bathroom and large walk-in



closet. On the other side of the home, you will find the two other bedrooms, each generously sized with large closets and a shared bathroom with updated leather finished granite vanity.

This family-friendly home is thoughtfully designed with a centrally located kitchen, fantastic for everyday living and entertaining. Whether it is large family get togethers or hosting friends you will have plenty of room to enjoy.

This home also comes with hurricane fabric shields.

Schedule your private showing today before it's gone.

This small subdivision with low HOA fees provides a community pool and flood insurance is not required.

Hammock Bay provides residents with resort style pools, playground, bayfront clubhouse with a 500 foot dock for incredible sunsets, movie theatre, large fitness center, a smaller fitness center, tennis and pickleball courts, basketball courts, live music concerts, farmers and crafts markets, Sunday brunch, jumbo tv on the main lawn for movie nights, and sporting events, other events are also regularly held. In addition, the community offers Props brewery, food trucks, a general store, a dental office, adorably and meticulously maintained landscaping with walking and bike trails you never have to leave the community as convenience is standard.

Next to Hammock Bay is the Freeport Sports Complex where there are 5 lighted baseball fields, 2 lighted multipurpose fields for soccer and football, lighted basketball and tennis courts, as well as a beach volleyball court, 18-hole disc golf course, 4 sets of restrooms, 3 concession stands, 1-mile long walking trail, batting cages, splash pad and a large playground.

This is Florida living at its best call today for more information and to set up your private

showing.
All information and measurements are deemed accurate but should be verified by the buyer.

Updates to 63 Camellia Court:

- " New kitchen and both bathrooms leather finished granite \$10,000.00
 - " New kitchen marble backsplash \$3,000.00
 - " Interior freshly painted \$3,000.00
 - " New lighting and shelving installed in kitchen walk in pantry \$500.00
 - " Leaf guard gutter filter system with transferable warranty \$3,600.00
 - " New carpeting in bedrooms \$3,000.00
 - " New landscaping \$3,800.00
 - " New lighting, ceiling fans, and chandeliers throughout home \$2,400.00
 - " Epoxy flooring on lanai and front porch \$3,250.00 with transferable warranty
- Total upgrades: \$32,550.00

Inclusions:

- " All appliances stay including washer and dryer (excluding refrigerator in garage)
- " TV in living room stays
- " All personal property items to be removed including artwork & primary bedroom TV
- " Dining room set available for purchase as is the grey bedroom set

All information and measurements are deemed accurate but should be verified by the buyer.

Built in 2014

Essential Information

MLS® #	989165
Sold Price	\$425,000
List Price	\$438,999
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,879
Acres	0.29
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	63 Camellia Court
Area	20 - Freeport
Subdivision	HAMMOCK BAY
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Electric, Gas - Natural, Private Well, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Breakfast Bar, Tray Ceiling(s), Newly Painted, Split Bedroom
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer
Heating	Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Private Yard, Hurricane Shutters, Lawn Pump, Sprinkler System, Rain
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	Gutters
Lot Description	Covenants, Curb & Gutter, Restrictions, Sidewalk, Storm Sewer, Within 1/2 Mile to Water
Windows	Double Pane Windows
Construction	Brick

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Days on Website	312
Zoning	Resid Single Family

Listing Details

Listing Office	Corcoran Reverie SRB
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