

# \$445,000 - 696 Phillips Drive, Freeport

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MLS® #981043

**\$445,000**

3 Bedroom, 2.00 Bathroom, 1,768 sqft

Detached Single Family on 1.10 Acres

The Landings, Freeport, FL

Waterfront Paradise - Welcome Home to 696 Phillips Drive! Tucked away in the peaceful Landings community, this beautifully updated FL cottage offers the perfect blend of tranquility, charm, & modern comfort. Set on over an acre of land w/100+ ft of private waterfront, this 3-bedrm, 2-bath retreat features 1,768 sqft of single-level living w/an open, split floor plan, cathedral ceilings, abundant natural light, great closet storage, & updated roof '16, AC '18, & water heater '23. Inside you'll find fresh paint, updated finishes, & an entertainer's dream kitchen w/white cabinetry, granite countertops, stainless steel appliances including a gas range, elegant subway tile backsplash, gold accents, & plenty of storage space. The expansive master suite is a true retreat, complete w/a custom walk-in closet, private bath, & a bonus space ideal for a dressing area, reading nook, or home office. The additional bedrooms are spacious & private, perfect for guests or a growing family. Enjoy your morning coffee or evening cocktail in the screened-in Florida room, surrounded by the sights & sounds of nature. From the front & back porches, you'll love the peaceful wooded views & frequent visits from local wildlife, a true bird-watcher's paradise.

Love the water? Launch your kayak or take out your boat from your private dock & explore the scenic river channel w/direct access to the bay. There's also a large, detached workshop for hobbies, extra storage, or potential guest accommodations already set up with



electricity. Located on a quiet dead-end street w/ample parking, this home is perfect as a full-time residence, weekend escape, or vacation rental. Move-in ready & priced under \$500K, this is your rare chance to enjoy Florida waterfront living without compromise. Schedule your private tour today, this one won't last!

Built in 1995

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 981043                 |
| Sold Price     | \$445,000              |
| List Price     | \$460,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,768                  |
| Acres          | 1.10                   |
| Year Built     | 1995                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Ranch                  |
| Status         | Sold                   |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 696 Phillips Drive |
| Area        | 20 - Freeport      |
| Subdivision | The Landings       |
| City        | Freeport           |
| County      | Walton             |
| State       | FL                 |
| Zip Code    | 32439              |

**Amenities**

|               |                                                       |
|---------------|-------------------------------------------------------|
| Utilities     | Community Water, Electric, Gas - Propane, Septic Tank |
| View          | River                                                 |
| Is Waterfront | Yes                                                   |

|            |             |
|------------|-------------|
| Waterfront | River Front |
|------------|-------------|

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Cathedral Ceiling(s), Recessed Lighting, Newly Painted, Pantry, Split Bedroom, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater                          |
| Heating           | Central                                                                                            |
| Cooling           | Central Air, Ceiling Fan(s)                                                                        |
| # of Stories      | 1                                                                                                  |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Dock, Yard Building                                             |
| Lot Description   | Dead End, Interior Lot, Irregular Lot, Survey Available, Wooded |
| Windows           | Window Bay                                                      |
| Roof              | Shingle                                                         |
| Construction      | Wood Siding                                                     |
| Foundation        | Slab                                                            |

## School Information

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

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 425                 |
| Zoning          | Resid Single Family |

## Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Dream Team Realty of NW Florida LLC |
|----------------|-------------------------------------|

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