

# \$356,450 - 75 Cool Breeze Drive Lot 246, Freeport

MLS® #901901

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## \$356,450

3 Bedroom, 2.00 Bathroom, 1,530 sqft  
Detached Single Family on 0.15 Acres

RIVERWALK PH I, Freeport, FL

New Craftsman style home. 18 minutes to Grayton Beach State Park. Community clubhouse and swimming pool are now under construction. 3BR/2BA with 2 car garage with door opener, 9' ceilings and 8' entry door, 2.5' polyvinyl blinds throughout, CoreTec Pro Plus luxury vinyl plank flooring, Moen faucets, lever-handled hardware. Fully sodded yard with sprinkler system, well and pump.



Built in 2022

## Essential Information

MLS® #	901901
Sold Price	\$356,450
List Price	\$356,450
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,530
Acres	0.15
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Sold

## Community Information

Address	75 Cool Breeze Drive Lot 246
Area	20 - Freeport

Subdivision	RIVERWALK PH I
City	Freeport
County	Walton
State	FL
Zip Code	32439

### **Amenities**

Amenities	Community Room, Dock, Exercise Room, Fishing, Minimum Rental Prd, Pets Allowed, Pool, No Short Term Rental
Utilities	Electric, Phone, Public Sewer, Public Water, Tap Fee Paid, TV Cable, Underground
Parking Spaces	2
Parking	Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Breakfast Bar, Ceiling Tray/Cofferd, Ceiling Vaulted, Floor Vinyl, Floor WW Carpet New, Furnished - None, Lighting Recessed, Newly Painted, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Oven Self Cleaning, Range Hood, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Warranty Provided
Heating	Heat Pump Air To Air
Cooling	Ceiling Fans
# of Stories	1

### **Exterior**

Exterior	Frame, Roof Dimensional Shg, Siding Brick Some, Siding CmntFbrHrdBrd, Slab, Trim Vinyl
Exterior Features	Patio Open, Sprinkler System
Lot Description	Cleared, Covenants, Interior, Level, Restrictions, Sidewalk, Storm Sewer
Windows	Double Pane Windows
Roof	Roof Dimensional Shg
Construction	Frame
Foundation	Slab

### **School Information**

Elementary	Freeport
Middle	Freeport
High	Freeport

**Additional Information**

Days on Website	676
Zoning	Resid Single Family
HOA Fees	300.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Adams Homes Realty Inc
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