

\$475,000 - 96 Polaris Place, Freeport

MLS® #981702

\$475,000

4 Bedroom, 2.00 Bathroom, 2,137 sqft

Detached Single Family on 0.21 Acres

HAMMOCK BAY, Freeport, FL

SELLER is OFFERING a 3% BUYER CONCESSION CREDIT towards buyers closing costs, with a full priced offer! VA Assumable loan at 6.49%. Ideally situated within the exclusive, Aurora subdivision of Hammock Bay, this home was beautifully built in 2023. Featuring 4-bedrooms, 2-bathrooms, it offers the perfect balance of thoughtful design throughout, backed by a charming view of the pond, and a fenced-in yard for added privacy. As you step inside, you'll be greeted by a seamless layout that connects the living room, dining area, and kitchen. The kitchen is truly the heart of the home, featuring high-end painted cabinetry with modern hardware, updated luxe lighting fixtures, Quartz countertops, stainless steel appliances, and a huge bonus: a KitchenAid refrigerator that conveys with the sale. A built-in bookshelf and charming window seat with hidden storage that add both functionality and character. The primary suite serves as the ultimate peaceful retreat, complete with two spacious walk-in closets and a private en-suite bathroom featuring an updated double vanity and a tiled shower. The additional three bedrooms offer flexibility for guest rooms, a home office, or a growing family, and are served by a full bathroom with a shower/tub combination.

A two-car garage and extended driveway provide ample parking, while the fenced backyard and covered patio offer the perfect setting for morning coffee or sunset gatherings



with natural foliage, and pond views as your backdrop.

Beyond your doorstep, Aurora residents enjoy exclusive access to all the Greater Hammock Bay amenities resort-style and lap pools, tennis, pickleball, and basketball courts, fitness centers, bay clubhouse, exclusive dock, frisbee golf, playgrounds, scenic trails, and a vibrant community. Why leave home when you have almost all you need at Hammock Bay's town center: shopping, dining, food trucks, Props Brewery, a medical/dental plaza, and a new amphitheater for local events. Best of all, the sugar-white sands of the Emerald Coast are only 25 minutes away!

This is more than just a home, it's a lifestyle. Schedule your private showing today and experience all this exceptional home has to offer!

Built in 2023

Essential Information

MLS® #	981702
Sold Price	\$475,000
List Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,137
Acres	0.21
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	96 Polaris Place
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Area	20 - Freeport
Subdivision	HAMMOCK BAY
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Amenities	BBQ Pit/Grill, Community Room, Dock, Fishing, Marina, Playground, Pool, Tennis, Whirlpool, Pets Allowed, Pickle Ball
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage
# of Garages	2
View	Pond
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Breakfast Bar, Bookcases, Vaulted Ceiling(s), Kitchen Island, Newly Painted, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Gas Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Private Yard
Lot Description	Easements, Survey Available
Windows	Double Pane Windows
Roof	Shingle
Construction	Frame, Roof Pitched, Brick, Trim Vinyl
Foundation	Slab

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Days on Website	416
Zoning	Resid Single Family
HOA Fees	392.04
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	LPT Realty LLC
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