

\$5,500,000 - 104 George Ellis Point, Freeport

MLS® #1008183

\$5,500,000

5 Bedroom, 5.00 Bathroom, 4,337 sqft

Detached Single Family on 6.80 Acres

Lagrange Bayou, Freeport, FL

Set on a rare 6.8-acre point along Lagrange Bayou, this offering is unlike anything else on the market in Freeport -- an unmatched combination of 725 feet of waterfront, two single-family homes, a versatile third structure, and three private docks, all positioned to capture the best sunset views on the water. Perched on the point, this property is oriented to soak in panoramic water views across the bayou and into Choctawhatchee Bay, with front-row seats to some of the most spectacular sunsets in the area. Wildlife is part of everyday life here -- herons wading the shallows, dolphins gliding past the docks, and eagles, osprey, and deer moving through the property's wooded acreage. It's the kind of natural beauty and privacy that simply isn't replicated on parcels of this scale so close to the water. The Main residence offers a single-level, split-plan layout with 3 bedrooms, cathedral ceilings, and a wall of windows framing the water and sunset views. Finishes throughout reflect no expense spared: custom walnut cabinetry, quartzite countertops, hardwood flooring, and hurricane-rated doors and windows. The covered cumaru deck on the south side is the perfect perch for dining or relaxing, with sweeping bayou and bay views and steady breezes off the water year round.

A true multi-family or income-generating asset, the second home features 2 bedrooms and 2 bathrooms, a large galley kitchen with hickory cabinets and natural stone countertops, and a two-story layout that feels



like its own private retreat. Upstairs offers a bedroom suite with en-suite bath and a library; downstairs opens to panoramic water views and a fireplace for cooler months. Covered parking is also located here. A third structure currently used as a workshop, creates a bonus or flexible space including a sleeping loft and full bathroom -- ready to become an additional guest suite, private office, or personal getaway. Beyond the seawall, three private docks with open boathouses, boat lifts, and catwalks are already in place. Just bring your boat or jet skis. With this much wooded acreage, waterfront, and privacy rarely -- if ever -- available together in Freeport, the next owner has the rare chance to preserve this sanctuary as-is, add personal structures, or explore development potential on one of the most significant homesites the area has ever seen.

Built in 1991

Essential Information

MLS® #	1008183
Price	\$5,500,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,337
Acres	6.80
Year Built	1991
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	104 George Ellis Point
Area	20 - Freeport

Subdivision	Lagrange Bayou
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Public Water, Septic Tank
Parking	Boat, Attached Carport, Covered
View	Bay, Bayou
Is Waterfront	Yes
Waterfront	Bay, Bayou
Water View	Bay, Bayou

Interior

Interior Features	Breakfast Bar, Bookcases, Cathedral Ceiling(s), Vaulted Ceiling(s), Fireplace, In-Law Floorplan, Recessed Lighting, Newly Painted, Shelving, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	1

Exterior

Exterior Features	Boat Slip, Boatlift, Dock, Hurricane Shutters, Lawn Pump, Separate Bldg Rent, Sprinkler System, Yard Building, Separate Living Area
Lot Description	Bulkhead/Seawall, Dead End, Within 1/2 Mile to Water
Roof	Shingle
Construction	Stucco

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office Scenic Sotheby's International Realty

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Listing information last updated on September 13th, 2026 at 8:22pm CDT