

\$1,175,000 - 112 E Captain Fritz Way, Freeport

MLS® #1000300

\$1,175,000

4 Bedroom, 4.00 Bathroom, 3,363 sqft

Detached Single Family on 0.33 Acres

HAMMOCK BAY - STEAMBOAT LANDING,
Freeport, FL

Seller offering \$15,000 incentive towards closing cost or rate buy down! Discover modern luxury in this custom-built, new construction home tucked within the natural beauty of Steamboat Landing in Hammock Bay. Backing up to a wooded preserve and surrounded by lush landscaping, this expansive ranch-style retreat offers year-round privacy and relaxation, boasting 4,510 sqft of entertainment space with 3,363 sqft of heated/cooled living space. Blending modern convenience and timeless elegance, this 4 bedroom with a bonus room/office, 4 bath, and 3-car garage home has it all; warm champagne/bronze finishes, expert craftsmanship, detailed trim work and thoughtful design touches. Don't miss your chance to own one of the most exquisite new builds in this gated bayfront community- schedule your private tour today Featuring a gas indoor and outdoor ventless fireplace, 10ft ceilings, custom mahogany front doors, large 8x14ft glass sliding doors opening to the back patio, vast primary suite, oversize 7" cove crown molding, and a custom kitchen with a walk-in pantry, spacious island, quartz countertops, double ovens, upgraded appliances (48" wide range top and fridge).

Set within the master-planned community of Hammock Bay, Steamboat Landing is an exclusive enclave offering a rare waterfront lifestyle on Choctawhatchee Bay. This private,



gated neighborhood features expansive homesites with luxury residences that showcase a refined coastal aesthetic and generous outdoor living spaces. Residents enjoy direct access to the bay via a scenic 500-foot pier, ideal for sunset views or launching a paddleboard. A short walk away, the new Bay Club serves as a vibrant gathering spot offering over 8,000 square feet of elevated design with wraparound porches, a cozy lounge, high-speed WiFi, and panoramic water views. Surrounded by preserved natural beauty and connected by trails, Steamboat Landing seamlessly blends serenity, luxury, and bayfront living.

Built in 2026

Essential Information

MLS® #	1000300
Price	\$1,175,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,363
Acres	0.33
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

Community Information

Address	112 E Captain Fritz Way
Area	20 - Freeport
Subdivision	HAMMOCK BAY - STEAMBOAT LANDING
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, Underground
Parking	Garage Door Opener, Oversized
# of Garages	3

Interior

Interior Features	Vaulted Ceiling(s), Tray Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Walls Paneled, Walls Wainscoting
Appliances	Dishwasher, Disposal, Microwave, Double Oven, Range Hood, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	1

Exterior

Lot Description	Covenants, Curb & Gutter, Level, Restrictions, Survey Available, Within 1/2 Mile to Water
Roof	Shingle
Construction	Frame, Brick, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Real Broker LLC
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