

\$1,300,000 - 115 Old Oak Road, Freeport

MLS® #1012996

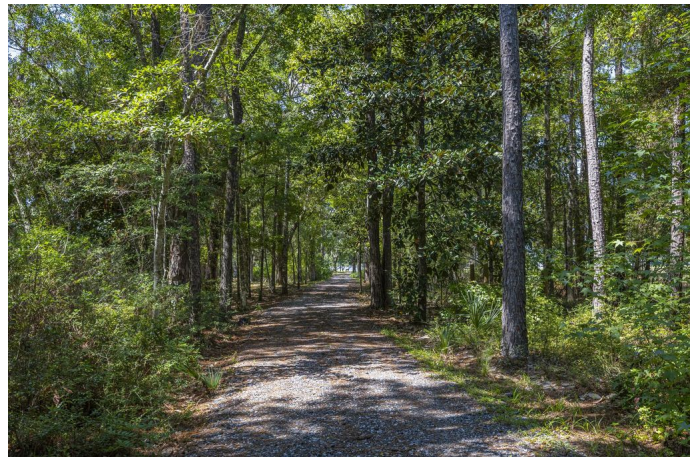
\$1,300,000

4 Bedroom, 3.00 Bathroom, 3,275 sqft

Detached Single Family on 1.38 Acres

METES & BOUNDS, Freeport, FL

Spacious 4 bedroom/2 full & 2 half bathrooms, waterfront home on LaGrange Bayou with 1.38 acres. Water views on three sides of the home; the surrounding park-like grounds are entered via a long tree-lined driveway. The house was built by a master mariner who chose the site to build his home because of the sheltered setting it offered to protect his boats. The owners (and neighbors) report that the house has never flooded, even during Hurricane Sally. This property offers approximately 3,275 square feet of living space with the option for a 5th bedroom and plenty of room both inside and out. The Main Level has a Master Suite; there are 3 additional bedrooms upstairs. The home has metal frame construction, metal roofs, vinyl siding, and a mix of LVP, tile, and carpet flooring. Recent updates include a new downstairs 4 ton HVAC and a mini-split HVAC unit in the sunroom, newer appliances, a water softener system and several more upgrades. (See the full list of Improvements in the Document Section). The property has a private artesian well and septic system and includes an in-ground propane tank supplying a tankless water heater and gas stove. Enjoy outdoor living with a large backyard plus an enclosed sunroom with upper and lower decks at the rear of the home overlooking the water; the water front has both an open fishing/ boat dock and a covered boathouse. The detached 2 and a half car garage with 2 workshops provides excellent space for vehicles and



storage. Road access is quick and safe to Hwy 331 at Lagrange Road, which has a convenient traffic light at the intersection. Acreage, space, privacy, and versatility make this property a rare find for anyone who dreams of living on the water!

Built in 1995

Essential Information

MLS® #	1012996
Price	\$1,300,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,275
Acres	1.38
Year Built	1995
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	115 Old Oak Road
Area	20 - Freeport
Subdivision	METES & BOUNDS
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Electric, Gas - Propane, Private Well, Septic Tank
Parking	Garage Detached, Oversized
# of Garages	2
View	Bayou
Is Waterfront	Yes

Waterfront	Bayou, Shore - Rip Rap
Water View	Bayou

Interior

Interior Features	Bookcases, Fireplace 2+, Pantry, Wallpaper, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Dock, Outdoor Shower
Lot Description	Corner Lot, Irregular Lot, Level, Survey Available, Within 1/2 Mile to Water, Wooded
Roof	Metal
Construction	Siding Vinyl, Steel Frame
Foundation	Slab

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	EXP Realty LLC
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