

\$849,000 - 198 Waterside Lane, Freeport

MLS® #1001471

\$849,000

2 Bedroom, 2.00 Bathroom, 1,790 sqft

Detached Single Family on 0.58 Acres

NONESUCH WAY, Freeport, FL

Waterfront Living!

Tucked along the bayou in Freeport, just north of the 331 bridge, this single-story residence offers a quiet, relaxed approach to waterfront living just minutes from 30A.

Positioned directly on the water, the property is anchored by a private dock with covered seating and approximately five-minute access to the bay and open water. Spend mornings heading out for a quick boat ride, afternoons on the water, or evenings unwinding at the dock as the sun sets. It's a setup that makes it easy to enjoy the water regularly, whether you're boating, fishing, or simply taking in the setting. Built in 2018 and meticulously maintained, the home features a light-filled, open-concept layout that connects the kitchen, dining, and living spaces. Large windows draw in natural light and frame views of the bayou, creating a comfortable, easy flow throughout. The kitchen is both functional and well-finished, offering quartz countertops, shaker-style cabinetry, stainless steel appliances, and an oversized island suited for everyday living and casual gatherings. The layout is clean and practical. The primary suite is positioned at the rear of the home to take advantage of the water views and includes a walk-in closet with direct access to the laundry room, along with a spacious bath featuring dual vanities and a walk-in shower. A true second bedroom sits at the front, while an



additional enclosed space off the main living area offers flexibility as an office, sunroom, or potential third bedroom.

Outdoor living is equally considered. A screened porch overlooks the bayou, with additional space for grilling and gathering. Beneath the oversized carport, a private sauna adds a refined layer to the home's outdoor experience. Additional features include a two-car garage, covered RV parking with power and water hookups, and a dual-fuel whole-house generator capable of running on gasoline or LP.

Set along a quiet, single-street stretch with no HOA, the property offers a sense of calm and space while remaining close to Freeport, the 331 corridor, and the beaches of 30A.

Built in 2018

Essential Information

MLS® #	1001471
Price	\$849,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,790
Acres	0.58
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	198 Waterside Lane
Area	20 - Freeport
Subdivision	NONESUCH WAY

City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Electric, Lift Station, Public Water, Septic Tank
Parking	Garage Door Opener, Boat, Detached Carport, Oversized, RV Access/Parking, See Remarks
# of Garages	2
View	Bayou, Intracoastal Waterwy
Is Waterfront	Yes
Waterfront	Bayou, Canal Access, Intracoastal Wtrwy, Shore - Natural
Water View	Bayou, Intracoastal Waterwy

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), In-Law Floorplan, Kitchen Island, Pantry
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Dock, Sprinkler System, Yard Building
Windows	Double Pane Windows
Construction	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	Scenic Sotheby's International Realty
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