

\$485,000 - 288 Fanny Ann Way, Freeport

MLS® #1013216

\$485,000

5 Bedroom, 4.00 Bathroom, 2,299 sqft
Detached Single Family on 0.14 Acres

HAMMOCK BAY, Freeport, FL

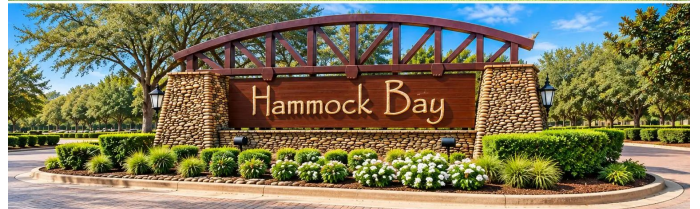
SOUTHERN CHARM MEETS HAMMOCK BAY LIVING! Imagine coming home to a Southern Craftsman-style home filled with character, warmth, and a story all its own. Once featured as a 2009 Parade of Homes Winner, this beautiful 5-bedroom, 3.5-bath home with approx.. 2,299 sq. ft. is tucked inside Schooner Landing at Hammock Bay--just steps from the Windmills, Town Square, Props, food trucks, community events, and Hammock Bay's impressive amenities.

From the inviting Craftsman exterior to the plantation shutters on every window, this home has the timeless Southern details that make a house feel like home.

Step inside to an open living and kitchen area designed for gathering. The living room centers around a cozy gas fireplace, while the kitchen features granite countertops, wood cabinetry with crown molding, a pantry, and convenient access to the laundry room with washer and dryer. The former lanai has been thoughtfully enclosed to create additional office or flex space.

The spacious first-floor primary suite offers privacy and convenience with a grand en-suite bath featuring a garden tub, ceramic tile shower, and generous walk-in closet.

Upstairs, you'll find four additional bedrooms and plenty of room for family, guests, hobbies,



or working from home. But one of the home's most charming surprises is hidden behind the closet doors--three carpeted bonus spaces that have been lovingly used as "secret playrooms" for the grandkids, with another providing extra storage. They are the kind of unexpected spaces where childhood memories are made.

Throughout the home, you'll find custom plantation shutters, crown molding, and freshly painted walls and ceilings. Both HVAC systems were replaced in 2019 and recently serviced, and the home includes a Rinnai tankless water heater. With a full-price offer, the seller will provide a new roof prior to closing.

Built with Florida living in mind, additional features include custom hurricane fabric shields for the doors and windows, energy-efficient insulation, TechShield roof decking, 140+ MPH-rated construction, and 5/8-inch all-thread rods anchored from the slab to the top plate. The two-car garage features a Ninja-coated floor and an insulated, 140 MPH-rated garage door.

Outside, mature landscaping adds to the home's welcoming Southern character.

And then there is the Hammock Bay lifestyle.... Every day feels a little brighter in Hammock Bay, where resort-style amenities, preserved natural surroundings, and a welcoming neighborhood atmosphere come together to create a lifestyle that is difficult to duplicate.

Set across more than 3,000 acres, Hammock Bay offers more than 12 miles of sidewalks, nature trails, and bike paths, making it easy to get outside, stay active, and connect with the community.

Residents enjoy multiple resort-style pools, a

25-meter lap pool, a 4,000-sq.-ft. fitness center, playgrounds, lighted basketball, tennis and pickleball courts, putting greens, picnic areas, outdoor cooking spaces, and a charming general store. Canine Commons offers dedicated dog parks, while the nearby 60-acre sports park provides even more opportunities for recreation.

Just steps from this home, Town Square and the Windmills serve as the social heart of Hammock Bay. The open-lawn amphitheater hosts concerts, movies, festivals, and community events, while local dining, Props, rotating food trucks, and gathering spaces make it easy to meet neighbors and enjoy an evening close to home.

And when the water is calling, Steamboat Landing offers 480 feet of shoreline along Choctawhatchee Bay, a 500-foot dock, fishing pier, bayfront clubhouse, and covered pavilion--an ideal place to fish, relax, or simply watch another Northwest Florida sunset.

Located in Freeport, Hammock Bay also provides convenient access to the beaches of South Walton, Scenic 30A, Destin, Niceville, area airports, and Eglin and Hurlburt Air Force Bases.

A Parade of Homes winner with Southern charm, thoughtful spaces, quality construction, and one of Hammock Bay's most convenient locations--this home offers more than a beautiful place to live.

It's a home ready for its next chapter, in a community where the Florida lifestyle begins right outside your front door.

Please note: All information is deemed to be accurate. Buyers are responsible to perform due diligence to verify all information of importance to them.

Built in 2009

Essential Information

MLS® #	1013216
Price	\$485,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,299
Acres	0.14
Year Built	2009
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	288 Fanny Ann Way
Area	20 - Freeport
Subdivision	HAMMOCK BAY
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Tap Fee Paid, Underground
Parking	Garage Door Opener, Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Crown Molding, Fireplace, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)

Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Hurricane Shutters, Sprinkler System, Rain Gutters
Lot Description	Cleared, Corner Lot, Covenants, Curb & Gutter, Level, See Remarks, Sidewalk, Survey Available
Windows	Double Pane Windows, Plantation Shutters, Window Treatments
Roof	Shingle
Construction	Frame, Roof Pitched, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Zoning	City, Deed Restrictions, Resid Single Family
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Listing Details

Listing Office	Coldwell Banker Realty
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