

\$1,099,000 - 33 Caymus Cove, Freeport

MLS® #1011503

\$1,099,000

4 Bedroom, 4.00 Bathroom, 3,265 sqft

Detached Single Family on 0.31 Acres

HAMMOCK BAY, Freeport, FL

Custom built with a designer's eye, this exceptional home in the gated Vineyards at Hammock Bay was created to feel as good as it looks. Warm wood tones, custom lighting, architectural details and thoughtfully layered finishes give the home an inviting sense of luxury with real character. The showpiece kitchen blends striking design with everyday function, anchored by an oversized island, statement wood vent hood and impressive built in refrigerator and freezer. The first floor primary suite offers two separate walk in closets, separate vanities, a freestanding soaking tub and glass enclosed tiled shower. Upstairs, an unexpected second living retreat adds a private bedroom with walk in closet, full bath, a striking wall of floor to ceiling custom arched built ins and a window filled workspace overlooking the cul de sac's expansive central green space. Generous proportions and an effortless flow make the home equally suited to quiet everyday living or entertaining family and friends. Outside, the fully fenced oversized homesite delivers a backyard rarely found at this price point, with a covered porch, pergola and abundant lawn for entertaining, play, pets, gardening and outdoor living. All within highly sought after Hammock Bay, where resort style amenities, community gathering places and bayfront access are part of the lifestyle, with 30A, Destin and the beaches of South Walton within convenient reach. Beyond the features highlighted above, there is even more to appreciate. In addition to the four advertised



bedrooms, a separate first floor flex room is currently used as a fifth bedroom. The room does not have a closet and is not included in the advertised bedroom count, but could also function beautifully as a home office, guest space, playroom or hobby room.

Storage is well planned throughout, with a large walk in pantry, generous walk in attic storage and dedicated storage within the garage. The laundry room includes a utility sink, cabinetry and counter space.

Additional features include 10 ft ceilings on the main level, engineered hardwood flooring, crown molding, custom trim, designer wallpaper and carefully selected finishes throughout. The main living area features custom architectural wall detailing, in ceiling audio and abundant natural light. A tankless gas water heater, smart thermostat, structured wiring, video doorbell, smart locks and Sonos audio add everyday convenience. The garage features a finished floor, while exterior features include a gas grill connection, irrigation and rain gutters.

The gated Vineyards is part of Hammock Bay, a thoughtfully planned community offering resort style pools, fitness facilities, pickleball and tennis, miles of trails, recreation areas, playgrounds and a dog park. The Town Center brings the community together with the General Store, Props Brewery, food trucks, live music and community events. Vineyards homeowners also have access to the Steamboat Landing bayfront amenities, including the Bay Club and pier on Choctawhatchee Bay. Together, the pools, recreation, gathering places and bayfront access create a community lifestyle that extends well beyond the home itself.

Built in 2024

Essential Information

MLS® #	1011503
Price	\$1,099,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,265
Acres	0.31
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	33 Caymus Cove
Area	20 - Freeport
Subdivision	HAMMOCK BAY
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Underground
Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Bookcases, Crown Molding, Fireplace, Kitchen Island, Recessed Lighting, Pantry, Pull Down Stairs, Split Bedroom, Wallpaper, Washer/Dryer Hookup, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas

of Stories 2

Exterior

Exterior Features	Private Yard, Lawn Pump, Sprinkler System, Rain Gutters
Lot Description	Aerials/Topo Availbl, Cul-De-Sac, Restrictions, Survey Available
Windows	Window Treatments
Roof	Shingle
Construction	Brick
Foundation	Slab

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Barbee Realty Inc
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