

\$749,000 - 39 W Captain Fritz Way, Freeport

MLS® #1003393

\$749,000

4 Bedroom, 4.00 Bathroom, 2,397 sqft

Detached Single Family on 0.32 Acres

HAMMOCK BAY - STEAMBOAT LANDING,
Freeport, FL

Seller is offering \$10,000 toward Buyer closing costs with an acceptable offer! Tucked within the gated bayfront community of Steamboat Landing at Hammock Bay, this thoughtfully designed, CUSTOM, single-level residence offers an exceptional combination of privacy, functionality, and indoor-outdoor living. Positioned on a large homesite backing to a serene wooded buffer, the property enjoys a peaceful setting with a spacious fenced backyard designed for both entertaining and everyday enjoyment. Beautiful landscaping and a welcoming approach set the tone upon arrival, while the attached two-car garage and well-planned layout provide effortless convenience. The expansive backyard is a standout feature, complete with a large paver patio and grilling area, dedicated fire pit space, and an oversized screened porch with ample room for both dining and lounging, all overlooking the private natural backdrop. Inside, the home's flowing floor plan was designed with both comfort and connection in mind. A welcoming foyer opens into the spacious living room, anchored by a built-in brick fireplace, before seamlessly transitioning into the dining area and stunning kitchen beyond. The kitchen serves as the heart of the home with a large center island, gas range, range hood with natural wood accents, neutral tile backsplash, and an oversized walk-in pantry. Large windows throughout the living, dining, and kitchen spaces create a bright and



inviting atmosphere while offering uninterrupted views of the backyard and wooded surroundings. Positioned at the rear of the home for maximum privacy, the primary suite overlooks the backyard and wooded buffer and features dual vanities, a walk-in shower, and a spacious walk-in closet. Two additional guest bedrooms each include walk-in closets and share a Jack-and-Jill style bathroom, while a separate powder bath adds convenience for visitors. Privately situated off the kitchen, a mudroom hallway and laundry area connect to a secluded fourth bedroom featuring its own ensuite bath and generous walk-in closet, ideal for guests or multigenerational living. Residents of Steamboat Landing at Hammock Bay enjoy an amenity-rich lifestyle with access to the expansive community offerings. Steamboat Landing provides a more intimate bayfront setting complete with a waterfront clubhouse, dock, and picturesque walking trails shaded by mature oak trees. Hammock Bay further enhances the lifestyle experience with multiple pools including two zero-entry resort-style pools, a traditional lap and recreation pool, a state-of-the-art 10,000-square-foot fitness center, more than 12 miles of trails and bike paths, playgrounds, lighted pickleball and tennis courts, and a basketball court, the popular Props Brewery, and a community amphitheater.

Built in 2024

Essential Information

MLS® #	1003393
Price	\$749,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,397
Acres	0.32
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Pueblo
Status	Active

Community Information

Address	39 W Captain Fritz Way
Area	20 - Freeport
Subdivision	HAMMOCK BAY - STEAMBOAT LANDING
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Fireplace, Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Range Hood, Electric Water Heater, Tankless Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Sprinkler System, Rain Gutters
Lot Description	Covenants, Curb & Gutter, See Remarks, Sidewalk, Survey Available, Within 1/2 Mile to Water
Roof	Shingle
Construction	Brick, Siding Brick Some, 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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