

\$769,500 - 410 Coastal Breeze Drive, Freeport

MLS® #1009694

\$769,500

4 Bedroom, 3.00 Bathroom, 3,026 sqft
Detached Single Family on 2.18 Acres

WINDSWEPT ESTATES, Freeport, FL

2.18 ACRES | 3,026 SF | WINDSWEPT
ESTATES

RARELY does a home in a gated golf community offer this much land, privacy and space to enjoy. Set on 2.18 ACRES in Windswept Estates, this beautifully appointed 4-bedroom and a flex room, 3-bath home offers 3,026 square feet of thoughtfully designed living space, all on one level.

Built in 2022, this TRULAND home combines the ease of newer construction with a comfortable, inviting layout designed for both everyday living and entertaining. Spacious living areas, a well-appointed kitchen, generous bedrooms and a beautiful primary suite create a home that feels both polished and relaxed.

But what truly sets this property apart is the land. With more than two acres surrounding the home, you'll enjoy a sense of privacy and breathing room that's increasingly difficult to find in a planned community. The natural, wooded setting provides a peaceful backdrop and plenty of room to create the outdoor spaces you've envisioned.

And when you're ready to enjoy the community, Windswept delivers the lifestyle--golf, gated security, clubhouse, pool, tennis and more, all while keeping you within easy reach of the beaches and South Walton.



If you've been looking for a newer home but don't want to sacrifice land, privacy or amenities, 410 Coastal Breeze Dr. offers a combination that's hard to duplicate.

Come experience the difference that 2.18 acres makes. A 2.18-acre lot in a Freeport golf community--which is a massive, highly unique size for Windswept Estates is valued between \$240,000 and \$310,000 as raw, undeveloped land.

Most homesites in this gated neighborhood default to 0.5 to 0.75 acres. A single 2.18-acre footprint represents more than triple the community's standard lot size, offering elite privacy that heavily pushes up its base value.

Value Benchmarks & Real Estate Impact

" Raw Land Valuation: Grounded by regional golf course land values of \$166,467 per acre, a double-sized lot breaks past standard pricing caps. While bulk acreage slightly lowers the per-acre rate, the extreme rarity of a 2-acre plot in a master-planned golf community commands a heavy scarcity premium.

" Developed Property Value: Because of the sheer footprint, these specific parcels are typically utilized for ultra-private estate homes rather than sitting as empty lots. For context, an active 2.18-acre luxury estate property at 410 Coastal Breeze Drive within Windswept Estates features a newer 3,026 sq. ft. build and is valued at \$775,000. The underlying land accounts for a substantial chunk of that premium valuation due to the wooded privacy backdrop

Built in 2022

Essential Information

MLS® #	1009694
Price	\$769,500
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	3,026
Acres	2.18
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

Community Information

Address	410 Coastal Breeze Drive
Area	20 - Freeport
Subdivision	WINDSWEPT ESTATES
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Electric, Phone, Public Water, Septic Tank, TV Cable, Underground
Parking	Garage Door Opener, Guest
# of Garages	2

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Pantry, Pull Down Stairs, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Columns, Sprinkler System, Rain Gutters
Lot Description	Cleared, Covenants, Interior Lot, Level, Restrictions, Sidewalk, Wooded
Windows	Window Treatments
Roof	Composite Shngl

Construction	Foundation Off Grade, Frame, 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	Better Homes and Gardens Real Estate Emerald Coast
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