

\$1,000,000 - 4658 W County Highway 83a, Freeport

MLS® #1007236

\$1,000,000

3 Bedroom, 2.00 Bathroom, 2,269 sqft

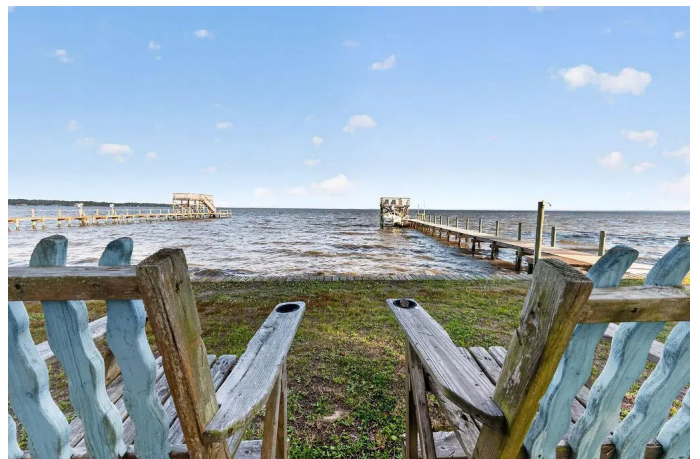
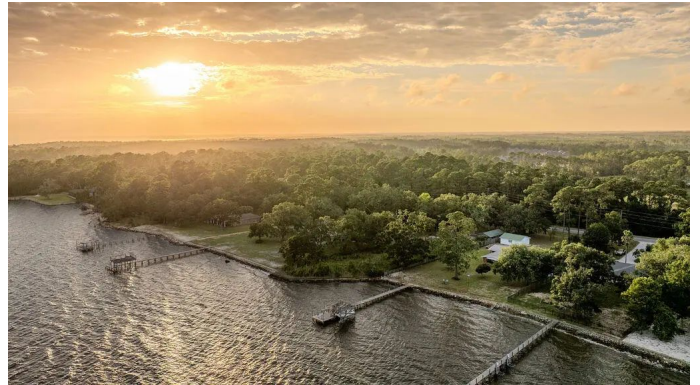
Detached Single Family on 0.90 Acres

METES & BOUNDS, Freeport, FL

There are two kinds of waterfront: the kind you look at, and the kind you live on. This is emphatically the second. Roughly 130 feet of the property's southern edge is Choctawhatchee Bay; open, deep water, facing south, which means sun on the water from morning to evening and both the sunrise and the sunset playing out across the bay rather than behind a neighbor's roofline.

A 120-foot dock runs out to a boat lift over water deep enough to actually use it. No standing around waiting on the tide before you can go fishing. There's a fish-cleaning station and, this is not a typo, a shower, so you can catch dinner, clean it, and rinse off the evidence without ever setting foot on dry land. A vinyl seawall and rip rap hold the shoreline in place, the deeply unromantic infrastructure that keeps waterfront homes from quietly becoming underwater ones.

The home itself is a solid all-brick ranch, aged gracefully and updated where it counts, with vaulted ceilings, a brick fireplace, and a family room pointed directly at the water with massive windows on 3 sides for a most epic view. For everything that refuses to live indoors (boats, kayaks, and the water toys that multiply once you live somewhere like this) there's a carport, a detached 2-car garage, and a separate storage building/workshop. A few things that matter more than they sound: no HOA, so no one will ever mail you a letter about your



mailbox. Short-term rentals are permitted, making this a genuine income-producing property and not just a lovely place to stand.

The seller is open to owner financing, which should catch your attention and is worth slowing down for. Instead of accepting whatever rate the bank is feeling that week, the terms here can be worked out directly: price, interest rate, down payment, and timeline all negotiable, subject to the seller's approval. For the right buyer, that can mean a faster close, fewer hoops, and a monthly number that actually pencils out.

Some homes sell a lifestyle you'll never quite get around to. This is a place measured in fish caught, miles cruised, and sunsets that ask nothing of you but to sit still and watch. Peace and quiet come standard. The only real risk is forgetting what day it is.

Built in 1968

Essential Information

MLS® #	1007236
Price	\$1,000,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,269
Acres	0.90
Year Built	1968
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	4658 W County Highway 83a
Area	20 - Freeport

Subdivision	METES & BOUNDS
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Electric, Public Water, Septic Tank, TV Cable
Parking	Boat, Attached Carport, Detached, Garage Detached, Oversized, RV Access/Parking, Carport, Garage, Covered
View	Bay, Bayou, Sound
Is Waterfront	Yes
Waterfront	Bay, Bayou, Shore - Rip Rap, Sound, Waterfront
Water View	Bay, Bayou, Sound

Interior

Interior Features	Vaulted Ceiling(s), Tray Ceiling(s), Fireplace
Appliances	Cooktop, Dishwasher, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	1

Exterior

Exterior Features	Boat Slip, Boatlift, Dock, Hurricane Shutters, Yard Building
Lot Description	Flood Insurance Req, Level, Within 1/2 Mile to Water
Construction	Brick

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Dalton Wade Inc
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