

# \$224,900 - Lot 18 Bayside Drive, Freeport

MLS® #1003062

**\$224,900**

Bedroom, Bathroom,  
Unimproved Land on 0.51 Acres

CROSS CREEK SHORES, Freeport, FL

Waterfront land for sale on LaGrange Bayou in Freeport, Florida! Escape big city life and build your dream coastal retreat on this approximately .87-acre bayfront homesite, one of only a few lots in the neighborhood with ownership extending into the conservation area, offering the potential ability to obtain permits for a private boat dock. With access to Choctawhatchee Bay, this Florida waterfront property is ideal for buyers searching for a boating lifestyle near Destin and 30A. Cruise to Crab Island and Destin Harbor in approximately 20 minutes depending on boat speed and conditions, fish from your backyard, or enjoy paddleboarding and coastal living along the Emerald Coast. This wooded lot will need to be cleared. No HOA fees, only community CC&Rs designed to preserve the neighborhood character with site-built homes only, a maximum two-story height restriction, and no RVs or mobile homes permitted. Perfect for a custom home, second home, waterfront retreat, or investment opportunity in Freeport FL. Come live the quiet waterfront lifestyle only minutes from 30A and the Emerald Coast beaches. \*Survey available.\* Rare opportunity to own one of the limited bayou-front lots in the neighborhood with conservation ownership extending toward the water, offering potential private dock permitting opportunities subject to buyer verification and approvals. Convenient access to Freeport, 30A, Destin Harbor, public boat launches, waterfront dining, and Emerald Coast



recreation. Attractive option for buyers relocating from Atlanta, Nashville, Dallas, Houston, Birmingham, and other growing metro areas seeking more space, privacy, boating access, and a relaxed coastal lifestyle. Site-built homes only per recorded CC&Rs. Buyer to verify feasibility, dimensions, land use, environmental requirements, dock permitting, setbacks, and all information deemed important.

### Essential Information

|          |                 |
|----------|-----------------|
| MLS® #   | 1003062         |
| Price    | \$224,900       |
| Acres    | 0.51            |
| Type     | Unimproved Land |
| Sub-Type | Unimproved Land |
| Status   | Active          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | Lot 18 Bayside Drive |
| Area        | 20 - Freeport        |
| Subdivision | CROSS CREEK SHORES   |
| City        | Freeport             |
| County      | Walton               |
| State       | FL                   |
| Zip Code    | 32439                |

### Amenities

|               |       |
|---------------|-------|
| Utilities     | None  |
| View          | Bayou |
| Is Waterfront | Yes   |
| Waterfront    | Bayou |
| Water View    | Bayou |

### Exterior

|                 |                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------|
| Lot Description | Aerials/Topo Availbl, Covenants, Survey Available, Within 1/2 Mile to Water, Wooded, Build To Suit |
|-----------------|----------------------------------------------------------------------------------------------------|

### School Information

|            |          |
|------------|----------|
| Elementary | Freeport |
| Middle     | Freeport |
| High       | Freeport |

**Additional Information**

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | Epique Realty Inc |
|----------------|-------------------|

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