

\$199,900 - Lot 22 W Captain Fritz Way, Freeport

MLS® #1011309

\$199,900

Bedroom, Bathroom,
Unimproved Land on 0.31 Acres

STEAMBOAT LANDING, Freeport, FL

PREMIER HOMESITE | STEAMBOAT
LANDING AT HAMMOCK BAY

A rare opportunity to build a truly custom home on one of the most desirable remaining homesites in Steamboat Landing, Hammock Bay's premier gated bayfront community.

At approximately 0.31 acres, this homesite is significantly larger than many lots available in today's new-construction market--offering valuable space for a more substantial home, outdoor living, and a design that doesn't feel constrained by the lot. Even more compelling, the property is high and dry in Flood Zone X, with favorable site conditions expected to require considerably less preparation than many homesites before construction can begin.

The wooded lot backs directly to a tranquil pond, creating beautiful water views, privacy, and a peaceful natural backdrop, with direct access for fishing right from the back of the property. Utilities are already in place, and unlike many new-construction opportunities in the area, you have the freedom to select your own builder and create a home entirely your own.

The location within Steamboat Landing is exceptional--just a short walk to the Bay Clubhouse and Choctawhatchee Bay, where residents can enjoy the bayfront dock and



spectacular coastal surroundings.

As part of Hammock Bay, owners also enjoy an extraordinary resort-style amenity offering, including multiple pools and clubhouses, fitness facilities, miles of walking and biking trails, pickleball, and basketball courts, playgrounds, a kayak launch, green spaces, and convenient access to community favorites including Props Brewery, Abide Coffee, neighborhood shops, and more.

All of this is just a short drive from the white-sand beaches of the Emerald Coast and 30A.

Oversized. High and dry. Water views. Fishing from your backyard. Choose your builder. Premier gated bayfront community. Opportunities combining all of these attributes are increasingly difficult to find.

Build the custom home you've envisioned in one of Freeport's most distinctive communities--and secure a homesite that stands apart before the opportunity is gone.

Buyer to verify all dimensions, zoning, flood zone, utilities, building requirements, HOA requirements, and other information deemed important.

Essential Information

MLS® #	1011309
Price	\$199,900
Acres	0.31
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 22 W Captain Fritz Way
Area	20 - Freeport
Subdivision	STEAMBOAT LANDING
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Public Sewer, Public Water
Is Waterfront	Yes
Waterfront	Pond

Exterior

Lot Description	Curb & Gutter, Level, Sidewalk, Within 1/2 Mile to Water, Wooded
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School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Compass
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