

# \$1,829,000 - 49 N Sunset Harbour, FREEPORT

MLS® #947417

## \$1,829,000

4 Bedroom, 4.00 Bathroom, 3,625 sqft  
Residential on 0 Acres

### BAY HARBOUR, FREEPORT, FL

This remarkable bayfront property is truly a one-of-a-kind gem! With a dock featuring a swim platform built in 2021, and a thoughtful conversion for potential boathouse use, this home offers unparalleled waterfront living. A major remodel completed in 2022 has transformed the interior, including a completely new kitchen with all-new cabinets, fixtures, and appliances. Enjoy entertaining with ease thanks to the addition of a wet bar complete with an ice maker and wine cooler. The kitchen boasts three charming arched windows and has been expanded into an enclosed breezeway, creating a delightful sunroom. The living room features three sets of three-panel sliders, flooding the space with natural light and offering seamless indoor-outdoor living. A fireplace adds warmth and ambiance to the living area. Throughout the home, some windows have been upgraded to hurricane-rated, providing peace of mind during storm season.

Additional upgrades include a renovated guest bath on the first floor, new carpeting in bedrooms, and a beautifully remodeled master bath completed in 2023. The pool area has been enhanced with a new screening, creating a perfect outdoor oasis.

Situated in a community strongly committed to keeping fees low, this neighborhood offers an array of amenities for residents to enjoy. Over 165 acres of preserve land, a community dock, and nature trails provide opportunities for



outdoor recreation and relaxation. Residents also have access to a sport court with tennis and basketball facilities, and plans are underway to potentially introduce pickleball. The neighborhood is a nationally recognized Firewise community, with ongoing efforts to enhance safety and preserve the natural environment. Recent neighborhood projects include successful mechanical mitigation in the HOA preserve land and updates to landscaping and entrance signage. Future plans include replacing street and traffic signs to further enhance the neighborhood's appeal and functionality. Don't miss the opportunity to own this exceptional bayfront home in a vibrant and welcoming community!

Built in 2003

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 947417                 |
| Price          | \$1,829,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,625                  |
| Acres          | 0.39                   |
| Year Built     | 2003                   |
| Type           | Residential            |
| Sub-Type       | Detached Single Family |
| Style          | Mediterranean          |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 49 N Sunset Harbour |
| Area        | Freeport            |
| Subdivision | BAY HARBOUR         |
| City        | FREEPORT            |

|          |        |
|----------|--------|
| County   | WALTON |
| State    | FL     |
| Zip Code | 32439  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Dock, Fishing, No Short Term Rental, Tennis, Waterfront, Separate Storage |
| Utilities      | Public Sewer Available, Public Water Available                            |
| Parking Spaces | 2   |
| Parking        | Garage: Attached  |
| # of Garages   | 2   |
| Is Waterfront  | Yes   |
| Waterfront     | BAY   |
| Has Pool       | Yes   |
| Pool           | Pool - In-Ground, Private, Pool - Enclosed, Community                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Raised, Floor Tile, Floor WW Carpet New, Kitchen Island, Pantry, Renovated, Washer/Dryer Hookup, Window Treatment All, Newly Painted, Plantation Shutters, Wet Bar |
| Appliances        | Auto Garage Door Opn, Cooktop, Disposal, Ice Machine, Oven:Self Cleaning, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Oven Double, Range Hood                  |
| Heating           | Heat High Efficiency   |
| Cooling           | A/C: Two Or More, A/C: High Efficiency   |
| # of Stories      | 2  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Siding Stucco   |
| Exterior Features | Patio Covered, Pool - In-Ground, Porch Open, Renovated, Pool - Enclosed |
| Lot Description   | Bulkhead/Seawall  |

### School Information

|            |          |
|------------|----------|
| Elementary | FREEPORT |
| Middle     | FREEPORT |
| High       | FREEPORT |

### Additional Information

|                 |                           |
|-----------------|---------------------------|
| Days on Website | 34                        |
| Zoning          | Residential Single Family |
| HOA Fees        | 500.00                    |

HOA Fees Freq.      Annually

**Listing Details**

Listing Office      On The Coast Real Estate Group

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