

\$869,000 - 199 Edge Ave Avenue, Valparaiso

MLS® #937097

\$869,000

5 Bedroom, 4.00 Bathroom, 3,140 sqft
Detached Single Family on 0.35 Acres

VALPARAISO PLAT 01, Valparaiso, FL

Under Construction-Presale At 3103 SQ FT with 4 bedroom, 4 bathroom plus dedicated office AND a 3-car garage. This luxurious brand new custom built Contemporary Craftsmen home has been impeccably designed for quality spacious living. The floor plan has a flowing layout which is highlighted by classic finishes, large windows and doors to bathe the space in natural light. The beautiful entryway leads into the open great room and fabulous chef's kitchen, quartz counters, 9 ft center island, solid custom wood cabinets, walk in pantry and GE Cafe Appliances -- Enjoy entertaining guests or coming together for family gatherings. Wisconsin Walnut engineered wood floors in the main areas creates a warm and inviting atmosphere. French doors leading to the 10x44 covered backporch perfect for outdoor entertaining or to restore and relax. Gas outlet exists for grill and outdoor fireplace. The master bedroom located on the backside of the home has an exquisite ensuite bathroom and gigantic closet. The master bathroom has an enormous shower with dual shower heads, double vanity and commode closet. The other bedrooms are generous in size, all with walk-in closets, recessed lighting and ceiling fans. Two of the three bedrooms have ensuite bathrooms with zero entry showers. The sophisticated office was designed for at home work with French doors and large window for the perfect virtual lighting. This local builder did not spare any expense in building this home using the



highest quality materials and USA products wherever possible. He builds as if he were moving in. Additional features include: Gas range with beautiful hood, Anderson doors and impact windows, solid wood cabinetry, Tongue and Groove ceilings at the entry and back porch, glass office cabinet doors, Navian tankless water heater with recirculation, no HOA, 10 ft ceilings, and 12 ft in the garage. (Garage is tall enough to install car lift).

Completion timeframe Summer 2024. This home is a quick commute to Eglin AFB, VPS Airport, Destin and countless activities to enjoy the Emerald Coast lifestyle. It is close to beautiful neighborhood parks and activities. Buyer to verify all dimensions and information important to them.

Photos in this listing are of the identical home plan previously built. This home plans to be mostly brick exterior.

*Disclosure: Listing agent has an ownership interest in the property.

Built in 2024

Essential Information

MLS® #	937097
Sold Price	\$869,000
List Price	\$869,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,140
Acres	0.35
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Sold

Community Information

Address	199 Edge Ave Avenue
Area	13 - Niceville
Subdivision	VALPARAISO PLAT 01
City	Valparaiso
County	Okaloosa
State	FL
Zip Code	32580

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, TV Cable
Parking Spaces	3
Parking	Garage, See Remarks
# of Garages	3

Interior

Interior Features	Ceiling Raised, Furnished - None, Kitchen Island, Lighting Recessed, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Range Hood, Smoke Detector, Stove/Oven Gas
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	1

Exterior

Exterior	Brick, Concrete, Frame, Roof Dimensional Shg, Siding Brick Front, Siding CmntFbrHrdBrd, Slab, Trim Wood
Exterior Features	Patio Covered, Porch Open
Lot Description	Cleared, Within 1/2 Mile to Water
Roof	Roof Dimensional Shg
Construction	Frame
Foundation	Slab

School Information

Elementary	Edge
Middle	Lewis
High	Niceville

Additional Information

Days on Website	267
Zoning	City, Resid Single Family

HOA Fees 0.00

Listing Details

Listing Office Carriage Hills Realty Inc

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