

\$2,588,800 - 2652 Edgewater Drive, Niceville

MLS® #932195

\$2,588,800

6 Bedroom, 5.00 Bathroom, 5,617 sqft
Detached Single Family on 1.10 Acres

ROCKY BAYOU COUNTRY CLUB ESTATES 2, Niceville, FL

This newly renovated Estate property is perfectly oriented on a 1.1acre waterfront oasis. This estate is located on the aquatic preserve area of Rocky Bayou across from Fred Gannon state park. The property features 6 bedrooms and 4.5 bathrooms. Wolf/Subzero appliances including 60' double oven, warming drawer, Ice maker, Wine refrigerator. Massive entertainers kitchen and island with panoramic water views. Large infrared sauna in master bath, Tall ceilings, wood burning fireplace with gas starter for easy transition. Remodeled basement apartment that can act as a mother-n-law quarters. Outdoor kitchen is equipped with a stainless grill and storage. Straight-Line Marine dock with thru flow decking, power, and 20,000 pound boat lift. Swinger jet ski lift. Outdoor firepit area offers views of the bayou and plush landscaped aquifer fed waterfall. The Entire property has mature landscaping accompanied with professional landscape lighting that also highlights the 200yr old oak trees as you enter the property. There are 2 beautiful ponds with fountains. This is a must see! Buyer to verify all dimensions.



Built in 1986

Essential Information

MLS® #	932195
Sold Price	\$2,588,800

List Price	\$2,999,999
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,617
Acres	1.10
Year Built	1986
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	2652 Edgewater Drive
Area	13 - Niceville
Subdivision	ROCKY BAYOU COUNTRY CLUB ESTATES 2
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water
Parking Spaces	2
Parking	Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Bayou, Pond, Shore - Rip Rap, Shore - Seawall
Pool	Community, Private

Interior

Interior Features	Basement Finished, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Vaulted, Fireplace Gas, Floor Hardwood, Guest Quarters, Lighting Recessed, Newly Painted, Washer/Dryer Hookup
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven Double, Oven Self Cleaning, Range Hood, Refrigerator, Refrigerator W/IceMk, Stove/Oven Gas, Washer, Wine Refrigerator

Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, AC - 2 or More, Ceiling Fans
Has Basement	Yes
Basement	Basement Finished
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior	Roof Composite Shngl, Brick, Siding Brick Front, Stone, Siding CmntFbrHrdBrd, Slab
Exterior Features	BBQ Pit/Grill, Balcony, Boat Slip, Boatlift, Columns, Deck Covered, Dock, Hot Tub, Lawn Pump, Patio Covered, Renovated, Sprinkler System, Fireplace, Summer Kitchen, Rain Gutter
Lot Description	Survey Available, Within 1/2 Mile to Water
Roof	Roof Composite Shngl
Foundation	Slab

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	306
Zoning	Resid Single Family
HOA Fees	0.00

Listing Details

Listing Office	Destin Real Estate Group of NWF LLC
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