

# \$405,000 - 1002 Alderwood Way, NICEVILLE

MLS® #957680

## \$405,000

3 Bedroom, 2.00 Bathroom, 1,514 sqft  
Detached Single Family on 0.11 Acres

### CEDAR RIDGE PH 3, NICEVILLE, FL

Welcome to your tranquil retreat, a home where modern features meet timeless Zen principles. Nestled in a peaceful neighborhood, this residence is designed to foster harmony, balance, and positive energy throughout. 1002 Alderwood Way is located in the sought-after neighborhood of Cedar Ridge, in north Niceville, FL, adjacent to Northwest Florida State College, with a BRAND NEW ROOF in 2022. You won't need a textbook to know this is the ONE. This charming 3-bedroom, 2-bathroom home, with an expanded footprint in 2004, boasts 1,514 square feet of thoughtfully designed living space, all nestled on a 4,802 square foot beautifully landscaped lot. Over \$78,000 in Seller Upgrades to include: Landscaped Eco-Friendly Front & Rear Yard \* Extended 4-Car Driveway with Brick-Paver Inlay \* A 3-Dimensional Shingled Roof installed in 2022 \* Cement Hardieboard Siding with New Exterior Paint \* Nature-inspired Interior Paint Colors Throughout \* Travertine Tile and Wood Flooring Throughout all Rooms \* 2024 Water Heater to be installed \* Extended Kitchen Remodel in 2004 to 11.2 x 16.10 with Open Plan Breakfast Bar with Granite Counter, Custom White Painted All-Wood Cabinetry, Stainless Steel Gas Range with Vent Hood, Two Sinks to include Prep Sink, and Exterior Door to Backyard \* Two Pantry Spaces in Kitchen \* Extended First Floor Primary Suite in 2004 adding 10.3 x 13.8 space with Double French Doors to Private Rear Yard with



Outdoor Shower and Multi-Level Decking \*  
Primary Bath Remodel with Custom-Tiled  
Walk-In Steam Shower Room, Custom Vanity,  
New Toilet and Faucet \* Updated Closet Doors  
and Interior Doors Throughout \* Guest Bath  
Complete Remodel in 2023 \* Bright, Open  
Great Room has 18-foot Vaulted Ceiling,  
Fireplace feature, and French Doors to  
Exterior Backyard \* Two Sets of French Doors  
leading to Rear Backyard \* Large Privacy  
Fenced Yard with Xeri Landscaping \* Energy  
Efficient Home with Air-to-Air Heat Pump,  
Insulated Garage, and Radiant Barrier Attic  
Insulation \* HVAC replaced in 2023 with UVA  
Light Air Purifier \* Termite Bond with Sentricon  
System \* Reverse Osmosis Water Filtration  
System \* Surge Protection \* Security System \*  
Outdoor Shower \* Rain Collectors and  
Composters \* Outdoor Firepit Feature \* NO  
HOA!

Step into your inviting two-story living area,  
bathed in natural light and offering tranquil  
views of the serene backyard. The outdoor  
space is a true sanctuary, featuring two decks  
(one floating among the oaks), a cozy fire pit,  
and an outdoor shower - perfect for unwinding  
after a day at the beach or entertaining friends.  
Garden enthusiasts will appreciate the rain  
collectors and composter, making it a haven  
for casual gardening.

The expanded kitchen is a chef's dream,  
equipped with two sinks, solid wood cabinetry  
and drawers, a gas range, instant hot water,  
and a reverse osmosis water filtration system.  
It's an ideal setting for hosting gatherings and  
preparing gourmet meals.

The spacious downstairs primary suite offers  
luxury and comfort with private French door  
access to the large garden deck. The spa-like  
bathroom features a steam shower room,  
creating a perfect retreat after a long day.  
Freshly remodeled within the past year, the  
upstairs full bath has been completely

renovated, adding a touch of sophistication. Additional features include camera security, whole-house surge protection, a one-year-old HVAC system, with UVA Light Air Purifier, and a two-year-old 3-dimensional shingle roof installed in 2022. The first floor is adorned with beautiful travertine stone, and the garage is lined with plywood and extra insulation for added convenience, together with radiant barrier attic insulation. The brick-faceted driveway comfortably accommodates four cars.

Situated in a quiet cul-de-sac with friendly neighbors, this home is conveniently located near a variety of amenities enhancing its appeal, to include the public library, post office, city athletic complex, senior center, and skate park! Convenient to Northwest Florida State College, Niceville's Top-Rated Schools, Retail to include Publix, Aldi, Walmart, Ross, Starbucks, Brew-7, Panera, and Chick-Fil-A. Niceville has many outdoor recreational areas such as Turkey Creek which is just a short distance away. Come and see why Niceville is such a desirable place to call home and why this would make such a perfect primary, secondary home, or investment property. An ideal central location for Eglin AFB, Hurlburt Field, 7th Group and Duke Field. IT'S A MUST SEE!!

This home is more than just a place to live; it's a sanctuary that nurtures your mind, body, and spirit. Experience the perfect balance of modern living and ancient wisdom in this Feng Shui-inspired haven at 1002 Alderwood Way. Make your showing request today!

Built in 1987

### **Essential Information**

MLS® #	957680
Price	\$405,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,514
Acres	0.11
Year Built	1987
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

### Community Information

Address	1002 Alderwood Way
Area	Niceville
Subdivision	CEDAR RIDGE PH 3
City	NICEVILLE
County	OKALOOSA
State	FL
Zip Code	32578

### Amenities

Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Underground, Phone Available
Parking Spaces	2
Parking	Garage, Garage: Attached, Oversized, Guest
# of Garages	2
Pool	Community, Private

### Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Vaulted, Fireplace, Floor Tile, Furnished - None, Lighting Recessed, Newly Painted, Pantry, Renovated, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted, Ceiling Raised, Fireplace Gas, Floor Hardwood, Floor Marble, Pull Down Stairs, Skylight(s), Window Treatmnt Some, Woodwork Stained
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Microwave, Smoke Detector, Security System, Stove/Oven Dual Fuel
Heating	Heat: Central Electric, Heat Pump Air To Air
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes

Fireplaces Fireplace, Fireplace Gas  
# of Stories 2

### Exterior

Exterior Frame, Roof Composite Shingle, Siding CmntFbrHrdBrd, Foundation Slab On Grade, Roof Dimensional Shingle, Siding Brick Front, Trim Aluminum  
Exterior Features Deck Covered, Fenced Lot-Part, Fenced Privacy, Patio Open, Rain Gutter, Renovated, Shower, Sprinkler System, Deck Open, Pavillion/Gazebo, Porch Open  
Lot Description Interior, Level, Aerials/Topo Available, Covenants, Cul-De-Sac, Sidewalk, Storm Sewer, Survey Available  
Windows Double Paned Windows, Tinted Windows  
Roof Roof Composite Shingle, Roof Dimensional Shingle  
Construction Frame  
Foundation Foundation Slab On Grade

### School Information

Elementary EDGE  
Middle Ruckel  
High NICEVILLE

### Additional Information

Zoning Residential Single Family  
HOA Fees 0.00

### Listing Details

Listing Office Compass

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