

# \$724,900 - 101 Drew Ct, NICEVILLE

MLS® #954450

## \$724,900

4 Bedroom, 3.00 Bathroom, 2,686 sqft  
Detached Single Family on 0.47 Acres

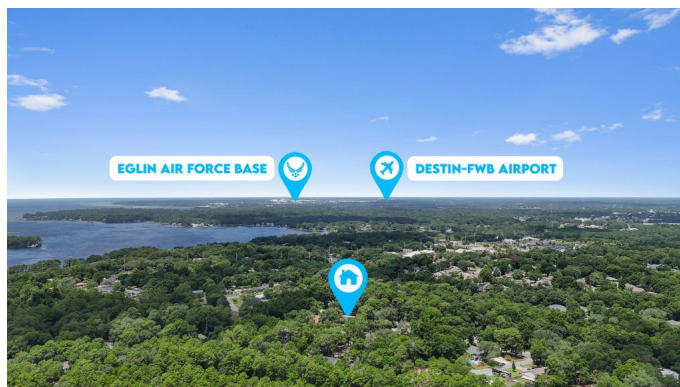
Rocky Bayou Estates, NICEVILLE, FL

Welcome to 101 Drew Ct, a stunning gem nestled in the sought-after Rocky Bayou estates of Niceville, FL. This exquisite home has been meticulously renovated with just over \$250k spent, offering the epitome of rustic farmhouse luxury and relaxation.

Step inside to discover a beautifully remodeled custom kitchen featuring a new breakfast bar, custom pantry, and state-of-the-art appliances. A newly added dry bar with a wine cooler enhances the home's entertaining potential.

The open floor plan, achieved through strategic wall removal, creates a spacious and airy environment, further complemented by the custom laundry room designed for convenience and efficiency. The right wing of the home that encompasses the walk-in laundry room is also an additional living room space for additional space for hosting and relaxing. Enjoy pure, soft water throughout the home with a Culligan Water Purification and Reverse Osmosis Filtration System in the kitchen and a Culligan Water Softener and Filtration System.

The home boasts durable and stylish VPK flooring, a new air duct system and air filter for optimal indoor air quality, and the removal of popcorn ceilings replaced with a sleek, modern finish. A fully remodeled fireplace serves as a stunning centerpiece in the living space, while the updated half bath features shiplap, a new vanity, and elegant tile. The shiplap patio room enclosure, pine wood beam and column



wraps, and custom pine shelves in the pantry, fireplace area, and kitchen add charm and character throughout.

The hall bath has been elegantly updated, and new windows in the main living area and bedrooms, along with custom wood trim, bring in natural light and beauty. The patio enclosure and new patio doors extend your living space outdoors. Updated electrical wiring and a new circuit breaker ensure safety and reliability, while the custom double glass panel barn door adds a touch of rustic elegance to the family room. Custom blinds have been installed throughout, and new closet doors offer stylish and functional additions.

Outside on this 0.47 acre lot, the home features a Generac generator for peace of mind during power outages, new patio pavers with a fire pit perfect for outdoor entertaining, and a beautiful, well maintained landscape with a new irrigation system. Several trees have been removed with stump grinding to enhance the yard's aesthetics both front and back. Additional parking space is provided by a driveway addition on the right side of the home, and a new gutter system protects the home from water erosion. The new fence ensures privacy and security, and an electric hookup for an outdoor workshop is ready for your projects and hobbies. Gather the family up and head over to get some exercise in at Rocky Runway Municipal Park just a block away!

This home seamlessly blends modern amenities with thoughtful design, providing a perfect haven for relaxation and entertainment for your family. Don't miss the opportunity to make 101 Drew Ct your new home.

Built in 1980

## Essential Information

MLS® #	954450
Price	\$724,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,686
Acres	0.47
Year Built	1980
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

## Community Information

Address	101 Drew Ct
Area	Niceville
Subdivision	Rocky Bayou Estates
City	NICEVILLE
County	OKALOOSA
State	FL
Zip Code	32578

## Amenities

Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, Sewer Available
Parking Spaces	2
Parking	Garage: Attached, Oversized, Boat
# of Garages	2
Pool	Community, Private

## Interior

Interior Features	Built-In Bookcases, Floor Hardwood, Floor Tile, Floor Vinyl, Furnished - Some, Lighting Recessed, Pantry, Washer/Dryer Hookup, Fireplace, Renovated, Skylight(s)
Appliances	Dishwasher, Disposal, Microwave, Smoke Detector, Cooktop, Oven:Self Cleaning, Refrigerator, Warranty Provided
Heating	Heat: Central Electric

Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

### **Exterior**

Exterior	Roof Metal, Siding Wood, Foundation Slab On Grade, Trim Vinyl, Siding Stone
Exterior Features	Fenced Back Yard, Patio Open, Rain Gutter, Sprinkler System, Renovated, Yard Building, Fireplace
Lot Description	Level
Roof	Roof Metal
Foundation	Foundation Slab On Grade

### **School Information**

Elementary	PLEW
Middle	Ruckel
High	NICEVILLE

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office	All American Realty and Investment Group PLLC
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