

# **\$539,900 - 2313 Canal Drive, NICEVILLE**

MLS® #954511

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## **\$539,900**

4 Bedroom, 2.00 Bathroom, 2,201 sqft  
Detached Single Family on 0.43 Acres

### **EDGEWATER VILLAGE, NICEVILLE, FL**

Welcome to your newly renovated residence in Edgewater Village in Niceville, where timeless charm offers a blend of classic appeal and contemporary convenience! Step into a world where every detail of this 2,200+ sq.ft. residence has been thoughtfully curated to create a haven located on 0.43 acres. The moment you step inside, you'll be captivated by the seamless blend of contemporary design and comfort. The open-concept living space is a showcase of style and functionality, with LVP floors and a cathedral ceiling adorned with a wood beam and multiple skylights that flood the room with natural light. The living room invites you to unwind by the wood burning fireplace, while the chef's kitchen is a culinary masterpiece. Boasting stainless steel appliances, custom tile backsplash, gas stovetop, custom cabinetry with soft-close features, quartz countertops, and an island that doubles as a gathering space or simply savor your gourmet meals in the cozy dining room, warmed by a large bay window.

Retreat to the primary suite, where you'll find a tranquil sanctuary overlooking the expansive backyard. The ensuite bathroom features a large custom tiled walk-in shower, dual vanities with quartz countertops and designer finishes. The additional three bedrooms offer comfortable accommodations with each room thoughtfully designed for optimal comfort while also offering a large custom bathroom with dual vanities with quartz countertops and



designer finishes as well. Enjoy the versatile flex space, offering endless possibilities as an office, den, or additional living area, adapting effortlessly to your evolving needs.

Don't forget these notable features throughout such as LED recessed lights, gold accented custom light fixtures and plumbing fixtures, designer doorknobs, updated trim work, fresh coat of paint, new landscaping, Geothermal HVAC and LVP flooring throughout that add a touch of luxury with some newer major components providing that peace of mind. With endless customization throughout, this home is a true masterpiece of design and craftsmanship.

Step outside to your expansive private backyard where you can entertain under the stars with open possibilities with what you can create with this blank slate. Create an outdoor living/dining space, an area for gardening, a pool/spa or plenty of space to add an RV or boat.

This home is not just a residence; it's a lifestyle. Don't miss the chance to experience a lifetime of memories in this unparalleled setting. The seller is graciously offering a \$15,000 credit to a buyer to use however they wish with an acceptable offer. Welcome home to your paradise!

Built in 1987

**Essential Information**

MLS® #	954511
Price	\$539,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,201

Acres	0.43
Year Built	1987
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

### Community Information

Address	2313 Canal Drive
Area	Niceville
Subdivision	EDGEWATER VILLAGE
City	NICEVILLE
County	OKALOOSA
State	FL
Zip Code	32578

### Amenities

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

### Interior

Interior Features	Ceiling Beamed, Ceiling Cathedral, Fireplace, Floor Vinyl, Furnished - None, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Split Bedroom, Washer/Dryer Hookup, Renovated, Skylight(s), Window Bay, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Refrigerator W/Ice Maker, Stove/Oven Gas
Heating	Heat: Central Electric, Geothermal
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

### Exterior

Exterior	Siding Brick All, Roof Dimensional Shingle, Siding Vinyl, Foundation Slab On Grade
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Exterior Features	Fenced Back Yard, Fenced Privacy, Lawn Pump, Sprinkler System, Fenced Lot-All, Renovated, Rain Gutter
Lot Description	Corner, Irregular
Roof	Roof Dimensional Shingle
Foundation	Siding Vinyl, 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	Compass
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