

# \$1,000,000 - 2802 Edgewater Dr, NICEVILLE

MLS® #956095

## \$1,000,000

3 Bedroom, 3.00 Bathroom, 2,110 sqft  
Detached Single Family on 1.41 Acres

### ROCKY BAYOU EST #1, NICEVILLE, FL

Welcome to your dream waterfront home in the serene and picturesque Niceville, FL! Nestled on a sprawling 1.41-acre lot with an impressive 150 feet of frontage on Rocky Bayou, this 3-bedroom, 2.5-bathroom gem offers the perfect blend of luxury and tranquility. As you approach, you'll be greeted by a spacious driveway leading to a charming residence adorned with a durable metal roof, designed to mimic the elegance of tile, installed in 2003. Step inside to discover a warm and inviting interior featuring tile and Pergo flooring throughout, ensuring both beauty and ease of maintenance. The heart of the home is the kitchen, boasting rich dark wood cabinets and sleek Corian countertops, creating a perfect space for culinary creations and entertaining. Adjacent to the kitchen are the living and dining areas, providing ample space for gatherings and memorable moments with family and friends.

In addition to the main living areas, this home offers a versatile heated and cooled room in the garage, ideal for a craft room, small office, or whatever your heart desires. Modern conveniences abound, with a new water heater ensuring comfort and a whole-house generator providing peace of mind. Step outside to your private oasis where the expansive backyard meets the tranquil waters of Rocky Bayou. Whether you're savoring your morning coffee on the deck, hosting a barbecue, or simply basking in the stunning water views, this property offers endless



opportunities for relaxation and outdoor enjoyment.

Don't miss the chance to make this exceptional waterfront home in Niceville your own. With its prime location, thoughtful updates, and unbeatable views, it's the perfect place to create lasting memories. Schedule your private tour today and experience the magic of Rocky Bayou living!

Built in 1973

**Essential Information**

MLS® #	956095
Price	\$1,000,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,110
Acres	1.41
Year Built	1973
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Spanish
Status	Active

**Community Information**

Address	2802 Edgewater Dr
Area	Niceville
Subdivision	ROCKY BAYOU EST #1
City	NICEVILLE
County	OKALOOSA
State	FL
Zip Code	32578

**Amenities**

Utilities	Electric Available, Public Water Available, Septic Tank
Parking Spaces	1

Parking	Garage: Attached, Oversized
# of Garages	1
Is Waterfront	Yes
Waterfront	BAY, Bayou
Water View	BAY, Bayou
Pool	Community, Private

## Interior

Interior Features	Floor Tile, Furnished - None, Pull Down Stairs, Washer/Dryer Hookup, Wet Bar, Window Treatmnt Some, Fireplace, Floor Parquet, Walls Paneled
Appliances	Auto Garage Door Opn, Dishwasher, Oven:Self Cleaning, Refrigerator, Smoke Detector, Cooktop, Oven Double
Heating	Heat: Central Electric, Heat: Central Gas
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

## Exterior

Exterior	Frame, Roof Metal, Siding Stucco, Trim Vinyl
Exterior Features	Dock, Boat Slip, Deck Open, Patio Open
Lot Description	Survey Available, Within 1/2 Mile Of Water, Covenants, Interior
Roof	Roof Metal
Construction	Frame

## School Information

Elementary	PLEW
Middle	Ruckel
High	NICEVILLE

## Additional Information

Zoning	Residential Single Family
HOA Fees	0.00

## Listing Details

Listing Office	Real Broker LLC
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