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

MLS® #956095

\$1,000,000

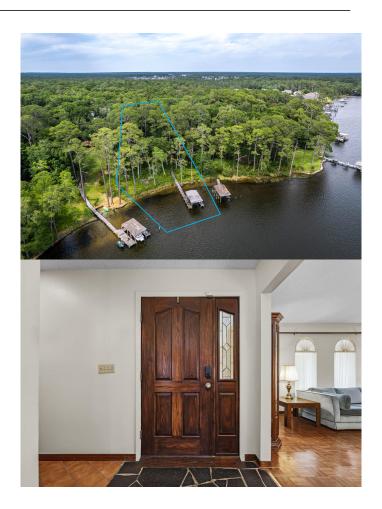
3 Bedroom, 3.00 Bathroom, 2,110 sqft Detached Single Family on 1.41 Acres

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

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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