

# \$2,200,000 - 7 Southminster Ct, NICEVILLE

MLS® #956391

## \$2,200,000

5 Bedroom, 6.00 Bathroom, 5,307 sqft  
Detached Single Family on 0.63 Acres

### RAINTREE ESTATES, NICEVILLE, FL

Appraised higher than asking price! Located on a cul-de-sac and on the water! With unobstructed views of the bay from most of the rooms. This custom built 5 bedrooms and 6 bathrooms plus 2 bonus rooms home, offers a spacious floor plan. Winding staircase in the entrance. Master suite with big closets located downstairs; library, fireplace, gourmet kitchen, 3 car garage. Big backyard with a swimming pool and large deck. The seller added a boat dock and a generator. This home is built up to a 10' elevation providing additional protection and resilience. Overall, this home presents a comprehensive living experience, blending indoor comforts and outdoor amenities to create a truly desirable property.

Built in 2006

### Essential Information

MLS® #	956391
Price	\$2,200,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,307
Acres	0.63
Year Built	2006
Type	Detached Single Family
Sub-Type	Detached Single Family



Style Southern  
Status Active

### Community Information

Address 7 Southminster Ct  
Area Niceville  
Subdivision RAINTREE ESTATES  
City NICEVILLE  
County OKALOOSA  
State FL  
Zip Code 32578

### Amenities

Amenities Dock, Laundry, Pavillion/Gazebo, Waterfront  
Utilities Electric Available, Public Sewer Available, Gas - Natural  
Parking Spaces 3  
Parking Garage: Attached  
# of Garages 3  
Is Waterfront Yes  
Waterfront BAY  
Water View BAY  
Has Pool Yes  
Pool Private, Pool - In-Ground, Community

### Interior

Interior Features Floor Hardwood, Floor WW Carpet, Pantry, Washer/Dryer Hookup, Built-In Bookcases, Ceiling Cathedral, Fireplace, Floor Marble, Floor WW Carpet New, Furnished - None  
Appliances Dishwasher, Microwave, Stove/Oven Electric, Auto Garage Door Opn, Cooktop, Fire Alarm/Sprinkler, Refrigerator, Refrigerator W/Ice Maker  
Cooling A/C: Central Electric, Ceiling Fans, A/C: Two Or More  
Fireplace Yes  
Fireplaces Fireplace  
# of Stories 2

### Exterior

Exterior Siding Brick All, Foundation Slab On Grade, Roof Shingle/Shake  
Exterior Features Sprinkler System, Balcony, Pool - In-Ground  
Lot Description Cul-De-Sac

Roof	Roof Shingle/Shake
Foundation	Foundation Slab On Grade

### **School Information**

Elementary	Bluewater
Middle	Choice-Destin/Ruckel
High	NICEVILLE

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	150.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Coldwell Banker Realty
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