

\$700,000 - 100 Sunset Cove, Niceville

MLS® #1001986

\$700,000

3 Bedroom, 3.00 Bathroom, 2,795 sqft

Detached Single Family on 0.50 Acres

ST ANDREWS WEST BLUEWATER BAY 2,
Niceville, FL

Welcome to 100 SUNSET COVE! A custom-built all-brick waterfront residence with one original owner, ideally positioned in the coveted Bluewater Bay area of Niceville. Situated on a premium half-acre corner lot with 140 feet of lake frontage, this 2795 square foot home captures sweeping lake views plus bay views in one of the area's most desirable settings. Offering 3 bedrooms, 2.5 baths, and multiple flex spaces, the layout could easily become a 4 bedroom home if desired. Recent updates include a new roof (2022), full house replumb (2022), HVAC (2017), and water heater (2013) for added peace of mind. Additional highlights include no HOA, an oversized 620 SF two-car garage with a brick paver driveway that can accommodate an RV, boat, or a commercial vehicle. Rarely does a property combine such lot size, water frontage, views, flexibility, and features so seamlessly. Inside, the home is filled with natural light and thoughtfully designed for both comfortable living and effortless entertaining. Multiple gathering areas, a cozy fireplace and entertaining area, and flexible spaces create a warm, inviting atmosphere throughout. Two additional living areas--the living room/flex space and formal dining room--could easily be converted into 4th and 5th bedrooms, home offices, or guest spaces as needed, offering outstanding versatility for changing lifestyles. The private primary suite is enhanced by a bonus Four Seasons Sun Room that is heated



and cooled, offering panoramic views of the lake and bay. This serene retreat is perfect for morning coffee, reading, relaxing, or creating an inspiring home office with a view.

Another notable feature is the expansive back porch spanning the full length of the home--an ideal place to enjoy morning coffee, sunset skies, and serene water views year-round. Whether entertaining guests or relaxing in private, the indoor-outdoor lifestyle here is unmatched.

Additional highlights include an oversized two-car garage featuring a bonus workbench and utility sink area, with flexible extra space that could also be utilized for golf cart parking, a home gym, or a dedicated workout area.

Living in Bluewater Bay means embracing an active Florida lifestyle with access to golf courses, tennis, pickleball, swimming pools, walking and biking paths, parks, marinas, and waterfront recreation--all just minutes from your door. Residents also enjoy access to the A+ rated schools of Niceville.

Ideally situated for military and defense professionals, the home is also convenient to Eglin Air Force Base, Hurlburt Field, Duke Field, Naval School Explosive Ordnance Disposal, and 7th Special Forces Group (Airborne), with shopping, dining, and the white-sand beaches of the Emerald Coast also within easy reach.

100 Sunset Cove offers the perfect blend of privacy, space, scenic beauty, and lifestyle amenities. Experience waterfront living where every day feels like a getaway.

Built in 1984

Essential Information

MLS® #	1001986
Sold Price	\$700,000
List Price	\$735,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,795
Acres	0.50
Year Built	1984
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	100 Sunset Cove
Area	13 - Niceville
Subdivision	ST ANDREWS WEST BLUEWATER BAY 2
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Tap Fee Paid, Underground
Parking	Boat, Oversized, RV Access/Parking, Garage
# of Garages	2
View	Bay, Lake
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Bookcases, Beamed Ceilings, Vaulted Ceiling(s), Pantry, Pull Down Stairs
Appliances	Cooktop, Dishwasher, Disposal, Double Oven, Electric Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	1

Exterior

Exterior Features	Columns, Lawn Pump
Lot Description	Corner Lot, Cul-De-Sac, Level, Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments, Window Bay
Roof	Shingle
Construction	Frame, Brick

School Information

Elementary	Bluewater
Middle	Choice-Destin/Ruckel
High	Niceville

Additional Information

Days on Website	155
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
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