

\$1,512,000 - 104 Bayou Drive, Niceville

MLS® #1003304

\$1,512,000

4 Bedroom, 4.00 Bathroom, 3,973 sqft

Detached Single Family on 1.45 Acres

ROCKY BAYOU COUNTRY CLUB ESTATES
5, Niceville, FL

This is the waterfront lifestyle so many dream about, truly a rare opportunity on beautiful Rocky Bayou in Niceville with approx. 276+/- ft of bay frontage, your own private boat launch, 3 boat lifts, a sparkling pool, private pond, and dolphins frequently swimming just beyond the backyard. Situated on two parcels (Parcel ID's 10-1S-22-2834-0000-0050 & 10-1S-22-2834-0000-0040), this one-of-a-kind property offers an incredible combination of waterfront living, boating convenience, and peaceful outdoor space. Home features 4 bedrooms and 4 full baths, with every bedroom offering its own en-suite bath for comfort and privacy. Inside, the spacious great room showcases a dramatic cathedral ceiling and a cozy wood-burning fireplace, creating an inviting centerpiece for gatherings and everyday living. The kitchen offers custom built-ins, well-maintained cabinetry, a breakfast nook overlooking the property, and an oversized dining room perfect for entertaining. Step outside and experience what makes this property truly exceptional -- expansive waterfront views, multiple outdoor living spaces, a beautifully updated pool, private dock access, and room to enjoy boating, fishing, paddle boarding, kayaking, or simply relaxing by the water.

Recent improvements include:

• Pool resurfaced/redone in 2025

• Dock redone in 2025 with protective plastic wrap around poles



• All 3 HVAC systems replaced in 2025
• Roof replaced in 2018
• Brand new Workshop built in 2026 For
your peace of mind the home has a whole
house generator.

Enoy your own private boat launch. 2 boat lifts,
one 6000Lbs, one 25,000lbs. Double sea do
lifts 4000lbs. Wrap around porches. Walk out
basement to give you the best out door space.

Whether you are searching for a primary
residence, second home, or a true waterfront
retreat, this Rocky Bayou property offers an
extraordinary setting that is difficult to
replicate.

Built in 1976

Essential Information

MLS® #	1003304
Sold Price	\$1,512,000
List Price	\$1,950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,973
Acres	1.45
Year Built	1976
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	104 Bayou Drive
Area	13 - Niceville
Subdivision	ROCKY BAYOU COUNTRY CLUB ESTATES 5
City	Niceville
County	Okaloosa
State	FL

Zip Code 32578

Amenities

Utilities Electric, Public Water, Sewer Available
Parking Boat, Attached Carport, Oversized
View Bay, Bayou
Is Waterfront Yes
Waterfront Bay, Bayou
Has Pool Yes
Pool In Ground

Interior

Interior Features Vaulted Ceiling(s), Fireplace, Washer/Dryer Hookup
Appliances Cooktop, Dishwasher, Disposal, Electric Water Heater
Heating Central
Cooling Central Air
of Stories 2

Exterior

Exterior Features Boat Launch, Boat Slip, Boatlift, Dock, Pool - Gunite Concrct, Sprinkler System
Lot Description Within 1/2 Mile to Water
Roof Shingle
Construction Siding Brick Some, Trim Wood, Siding CmntFbrHrdBrd

School Information

Elementary Plew
Middle Ruckel
High Niceville

Additional Information

Days on Website 138
Zoning Resid Single Family

Listing Details

Listing Office Berkshire Hathaway Home Services PenFed Realty

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