

\$1,300,000 - 138 Dana Pointe, Niceville

MLS® #921568

\$1,300,000

4 Bedroom, 3.00 Bathroom, 3,420 sqft
Detached Single Family on 0.69 Acres

DANA POINTE, Niceville, FL

****Seller to provide \$50,000 credit towards updates at closing**** Welcome to your dream waterfront home in Niceville, FL! This stunning 4-bedroom, 3-bathroom, single-story house has everything on your "must have" list! Enjoy the Florida sunshine and your very own backyard oasis! The home's outdoor living space is impressive, with a large dock, perfect for fishing or just taking in the serene scenery. If you like to boat you will appreciate the deep water and the boat lift. The concrete patio with pergola is a wonderful space for outdoor dining or simply lounging in the sun. Once you enter the home, you will immediately experience the warm and welcoming atmosphere created by the abundant natural light that floods the space. This stunning home features large windows throughout, providing a breathtaking view of the Bayou. Just off the foyer is a large dining area with 12 foot ceilings and ample space for a dining room table that seats 8-10 people. The dining room overlooks the living room and sunroom. The living area has 10 foot ceilings, recessed lighting, surround sound, gas fireplace, built-in custom shelving and cabinetry. The living room flows effortlessly into the sunroom which features beautiful wood flooring and is the perfect spot for enjoying an afternoon coffee or a good book. The living area and sunroom can be partitioned off by pocket glass sliding doors which allow the natural light in, while also providing a bit of separation between the two rooms. When not in use, the doors can be



pushed back easily and seamlessly into the wall, allowing the space to be more open, which is especially appealing when entertaining.

The kitchen features 42-inch shaker- style cabinetry with soft close doors, wall oven, brand new microwave and range hood, gas cooktop, stainless dishwasher and stainless Sub-Zero fridge, perfect for hosting family and friends! There is a cozy spot off the kitchen for informal dining with easy access to the rear patio through sliding glass doors.

You'll have plenty of space to customize the master bedroom to your liking with ample space for large furniture, such as a king-sized bed, dressers, and nightstands. The updated ensuite bathroom is the perfect spot for relaxation and unwinding, featuring a spa-like atmosphere with a large soaking tub, two separate vanities with granite countertops, private water closet and custom walk-in tiled shower. This bathroom is a true retreat to include 2 separate walk-in closets!! The master bedroom has easy access to the backyard through French doors which allows for daily views of the dolphins that fish in the Bayou.

There is a bright and airy second bedroom towards the front of the home that boasts 2 oversized closets and wall shelving. This bedroom has an ensuite full guest bathroom with tub/shower surround and new vanity lighting.

The remaining two bedrooms are very good sized and located on the other side of the kitchen and share a full hall bathroom with shower and new vanity lighting!

The laundry space has built-in cabinetry, laundry sink and extra closet space. The

laundry exits into the huge, oversized 3 car garage! The 3rd stall had been used as a workshop and has its own mini-split air conditioner. This space could easily remain a workshop or be turned into a home gym space or reverted back to its original use - a 3rd garage stall. There is a wall separating the first 2 garage stalls and the 3rd stall.

There is storage galore in this home with large attic space, pull-down stairs for ease of access, and ample closet space within the home.

The roof was replaced in 2018, the Carrier HVAC in 2021, and water heater in 2017. The water heater comes equipped with a re-circulating mechanism that operates like an on-demand unit; there is never a wait for hot water in this home! New carpet was installed in April 2023 and the home's interior has been professionally cleaned to include all tile, all windows (inside and out) and the exterior has been freshly power washed. There is nothing to do but move in and enjoy the view!

This beautiful home is located in a highly sought-after neighborhood with a private boat launch, low HOA dues, and just minutes away from wonderful local dining, shopping, military installations and the beaches of the Emerald Coast!

Built in 1997

Essential Information

MLS® #	921568
Sold Price	\$1,300,000
List Price	\$1,399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	3,420
Acres	0.69
Year Built	1997
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	138 Dana Pointe
Area	13 - Niceville
Subdivision	DANA POINTE
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Amenities	Boat Launch, Dock, Fishing, Picnic Area, Waterfront
Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking Spaces	3
Parking	Garage Attached, Oversized
# of Garages	3
Is Waterfront	Yes
Waterfront	Bayou

Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Crwn Molding, Fireplace Gas, Floor Tile, Floor WW Carpet New, Lighting Recessed, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup, Window Treatmnt Some, Woodwork Painted
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Microwave, Range Hood, Refrigerator, Refrigerator W/IceMk
Cooling	AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior	Roof Dimensional Shg, Siding Brick Front, Siding Brick Some, Stucco, Trim Vinyl
Exterior Features	Boatlift, Columns, Dock, Patio Open, Porch, Sprinkler System, Workshop
Lot Description	Cul-De-Sac, Dead End, Flood Insurance Req, Level, Restrictions, Sidewalk, Within 1/2 Mile to Water
Roof	Roof Dimensional Shg

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	396
Zoning	Resid Single Family
HOA Fees	200.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Berkshire Hathaway HomeServices PenFed Realty
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