

\$2,500,000 - 1435 Bayshore Drive, Niceville

MLS® #996239

\$2,500,000

5 Bedroom, 5.00 Bathroom, 4,508 sqft

Detached Single Family on 0.76 Acres

METES & BOUNDS, Niceville, FL

Tucked away on nearly an acre fronting Boggy Bayou, this architectural masterpiece embodies the perfect balance of luxury, tranquility, and thoughtful design. Completely reimaged and expanded in 2024 by SMP Architecture and brought to life by Hughes Construction Group, the residence blends a striking mix of concrete, Hardie board, Brazilian Cumaru wood, and stone for a sophisticated, modern exterior that harmonizes with its lush surroundings. Every element—from the hand-selected natural materials to the precision of the renovation—was chosen to create a serene, cohesive retreat that feels both artful and functional. Step through the custom pivoting solid wood door into a calm, open interior grounded in natural textures European oak floors, rectified porcelain tile, tumbled stone, sealed concrete, and custom walnut cabinetry. Frameless doors and hidden storage lend a seamless, minimalist flow, while statement features like the hand-poured 3D concrete fireplace and carved limestone sink from Spain showcase craftsmanship at every turn. The kitchen is both a chef's dream and a design showpiece, featuring quartzite and Dekton countertops with a custom sinker cypress table, an AGA 48" induction cooktop, Fisher & Paykel and Thermador appliances, and a concealed walk-in pantry with cooler drawers, wine storage and coffee nook. Just beyond, the living spaces open to a spacious screened lanai with a Brazilian Cumaru



tongue-and-groove ceiling, outdoor kitchen and panoramic water views.

Located on the first level, the primary suite offers a spa-inspired escape, complete with a concrete soaking tub and multi-head custom shower, dual custom walnut vanities, a walk-in closet, water views and direct access to the waterfront porch. Two additional bedrooms with a shared full bathroom are conveniently located on the first floor. A second-story private guest suite offers a quiet haven with its own ensuite bath, walk-in closet and a private balcony overlooking the bay ideal for guests seeking solitude and water views. Across the home, an additional second-level features another guest suite with ensuite bath, plus a dedicated wellness retreat. This calming space includes a wet bar, massage table, cork flooring, a Sunlighten infrared sauna and plumbing for a future cold plunge, all oriented toward peaceful water vistas creating a spa-like sanctuary within the home. A dedicated gym space and laundry room lead to an oversized garage including an EV-ready 220 plug, built-in pressure washer for convenient vehicle washing and storage.

Outside, the property continues to impress with a Cumaru and stone shower, citrus trees, and a regulation-sized sand volleyball court. The 150' Thruflow dock features deep water access, jet ski lift, and power and water service ready for days spent boating to Destin Harbor, Crab Island, or the open Gulf, all just minutes away. Enjoy the best of both worlds peaceful waterfront living in the heart of Niceville, with the dining, shopping, and white-sand beaches of Destin just across the bay. Every detail of 1435 Bayshore Drive was designed for comfort, longevity, and the effortless enjoyment of coastal living.

Built in 1984

Essential Information

MLS® #	996239
Sold Price	\$2,500,000
List Price	\$2,995,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,508
Acres	0.76
Year Built	1984
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	1435 Bayshore Drive
Area	13 - Niceville
Subdivision	METES & BOUNDS
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
# of Garages	3
View	Bay, Bayou
Is Waterfront	Yes
Waterfront	Bayou, Shore - Rip Rap

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Washer, Gas Water Heater, Tankless Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)

Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Dock, Outdoor Shower, Separate Living Area, Outdoor Kitchen
Lot Description	See Remarks, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Wood Siding, Siding CmntFbrHrdBrd

School Information

Elementary	Edge
Middle	Lewis
High	Niceville

Additional Information

Days on Website	208
Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty
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