

\$630,690 - 2319 Canal Drive, Niceville

MLS® #1005378

\$630,690

4 Bedroom, 4.00 Bathroom, 2,554 sqft
Detached Single Family on 0.39 Acres

EDGEWATER VILLAGE, Niceville, FL

Rarely available in Niceville, this single-level pool and spa home features two primary suites, a private backyard retreat, no HOA, and is located just 15 minutes from the sugar-white sands of Henderson Beach State Park. Tucked beneath a canopy of mature oak trees, this home offers the space, privacy, and flexibility that today's buyers are searching for. Inside, vaulted ceilings, skylights, hardwood floors, and a dramatic floor-to-ceiling brick fireplace create a warm and welcoming gathering space. The kitchen offers granite countertops, a gas range, abundant cabinetry, and views of the backyard so you're never far from the action. For added peace of mind, the home is equipped with a whole-house generator. The dual-primary-suite floor plan is ideal for multigenerational living that is ADA compliant, extended guests, or anyone seeking additional privacy and flexibility. Step outside and enjoy your own private Florida getaway. The heated and cooled glassed-in sunroom overlooks the pool and spa, creating a comfortable space to enjoy backyard views year-round. Outside, the fenced backyard offers plenty of room to relax, entertain, and enjoy life outdoors. Need space for projects, hobbies, a workshop, extra storage, or a place to tinker? You'll love the two detached outbuildings--both with power--giving you plenty of options to make the space your own.

Conveniently located near top-rated schools, Eglin Air Force Base, Destin, local parks,



shopping, and dining. This home offers the lifestyle that makes Niceville one of Northwest Florida's most desirable places to call home.

Built in 1993

Essential Information

MLS® #	1005378
Sold Price	\$630,690
List Price	\$624,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,554
Acres	0.39
Year Built	1993
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Country
Status	Sold

Community Information

Address	2319 Canal Drive
Area	13 - Niceville
Subdivision	EDGEWATER VILLAGE
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener, Oversized
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Central Vacuum, Breakfast Bar, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Refrigerator, Electric Water Heater
Heating	Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Outdoor Grill, Private Yard, Hot Tub, Hurricane Shutters, Pavillion/Gazebo, Outdoor Shower, Sprinkler System, Yard Building
Lot Description	Interior Lot
Windows	Skylight(s), Window Treatments, Window Bay
Construction	Brick, Siding Vinyl
Foundation	Slab

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	93
Zoning	Resid Single Family

Listing Details

Listing Office	Coldwell Banker Realty
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