

# \$1,650,000 - 2433 Duncan Drive, Niceville

MLS® #988334

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## \$1,650,000

5 Bedroom, 3.00 Bathroom, 3,711 sqft  
Detached Single Family on 0.33 Acres

EDGE WATER VILLAGE, Niceville, FL

Boater's paradise! Flood zone X, 2018 construction with 80' of waterfront on a deep water canal with multi-boat dock and 16,000 lb boat lift. Home features a main floor and a walkout basement, each with a large screened Trex deck porches, overlooking the water and the fiberglass heated and cooled pool. 3-car garage on the front of the house + 40' deep garage on the back lower floor.

Porcelain wood look tile on main floor, high-end stainless steel appliances and gas stove (fridge 2024), both screened porches piped with gas hookups, all impact glass, plantation shutters throughout, two ventless gas fireplaces. Pool 2023, boat lift 2019, Generac 2018, 2 tankless WH, 2 HVAC, 2 PEX manifolds, 2x6 construction + spray foam in walls and ceiling excl gar, aluminium fence 2023



Built in 2018

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 988334      |
| Sold Price     | \$1,650,000 |
| List Price     | \$1,650,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 3,711       |
| Acres          | 0.33        |

|            |                        |
|------------|------------------------|
| Year Built | 2018                   |
| Type       | Detached Single Family |
| Sub-Type   | Detached Single Family |
| Style      | Traditional            |
| Status     | Sold                   |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2433 Duncan Drive  |
| Area        | 13 - Niceville     |
| Subdivision | EDGE WATER VILLAGE |
| City        | Niceville          |
| County      | Okaloosa           |
| State       | FL                 |
| Zip Code    | 32578              |

### **Amenities**

|               |   |
|---------------|---|
| Utilities     | Gas - Natural, Public Sewer, Public Water, Tap Fee Paid |
| Parking       | Garage Door Opener, Boat, Oversized, Garage             |
| # of Garages  | 5   |
| View          | Canal   |
| Is Waterfront | Yes   |
| Waterfront    | Canal Access  |
| Has Pool      | Yes   |
| Pool          | Heated, In Ground                                       |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Fireplace 2+, Handicap Provisions, Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Washer/Dryer Hookup, Wet Bar |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Double Oven, Range Hood, Refrigerator, Washer, Tankless Water Heater                               |
| Heating           | Heat High Efficiency, Gas - Natural  |
| Cooling           | Ceiling Fan(s)   |
| Has Basement      | Yes  |
| Basement          | Finished   |
| Fireplace         | Yes  |
| Fireplaces        | Fireplace Gas  |
| # of Stories      | 2  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Boat Slip, Boatlift, Dock, Hot Tub, Pool - Fiberglass, Sprinkler System, Rain Gutters |
| Lot Description   | Bulkhead/Seawall, Within 1/2 Mile to Water   |
| Windows           | Plantation Shutters, Window Treatments   |
| Roof              | Shingle  |
| Construction      | Brick, Siding Brick Front, Siding CmntFbrHrdBrd  |
| Foundation        | Slab   |

### **School Information**

|            |           |
|------------|-----------|
| Elementary | Plew      |
| Middle     | Ruckel    |
| High       | Niceville |

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 230                 |
| Zoning          | Resid Single Family |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Eagle Bay Real Estate |
|----------------|-----------------------|

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