

\$714,050 - 2435 Duncan Drive, Niceville

MLS® #982335

\$714,050

4 Bedroom, 3.00 Bathroom, 2,978 sqft

Detached Single Family on 0.35 Acres

EDGE WATER VILLAGE, Niceville, FL

Welcome to your new waterfront sanctuary at 2435 Duncan Dr, Niceville, FL. This beautiful family home offers a truly unique and desirable lifestyle, combining the tranquility of waterfront living with the convenience of a prime location.

This stunning three-story residence, including a spacious walkout basement, is perfectly situated on a deep-water canal, providing direct access to the magnificent Choctawhatchee Bay. The canal is deep enough to accommodate larger boats, making it an ideal home for boating enthusiasts. The property boasts a recently updated dock with new decking and supports, ready for your next aquatic adventure.

The home itself has been thoughtfully maintained and upgraded, featuring new AC units installed within the last three years, ensuring comfort and energy efficiency year-round. The kitchen is a chef's delight, with a new refrigerator and oven that are ready for all your culinary creations. With ample storage space throughout, you'll have a place for everything.

Peace of mind comes standard with this property, as it is located in Flood Zone X, which means no flood insurance is required. The house sits high and dry, providing a secure and worry-free environment.

Beyond the home's impressive features, its



location is second to none. You'll have access to some of the top-rated schools in the area, a major draw for families. And for those who love the sun and sand, the world-renowned beaches of the Emerald Coast are less than 30 minutes away, offering the perfect escape for a day of relaxation and fun.

This property is more than just a house; it's a lifestyle. Don't miss your chance to own a piece of paradise in Niceville, where every day feels like a vacation.

Built in 1974

Essential Information

MLS® #	982335
Sold Price	\$714,050
List Price	\$749,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,978
Acres	0.35
Year Built	1974
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Split Level
Status	Sold

Community Information

Address	2435 Duncan Drive
Area	13 - Niceville
Subdivision	EDGE WATER VILLAGE
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Public Sewer, TV Cable
View	Canal
Is Waterfront	Yes
Waterfront	Canal Access

Interior

Interior Features	Fireplace
Appliances	Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony, Dock
Lot Description	Bulkhead/Seawall, Interior Lot, Within 1/2 Mile to Water
Roof	Shingle
Construction	Block, Frame, Brick, Siding Vinyl

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	408
Zoning	Resid Single Family

Listing Details

Listing Office	EXP Realty LLC
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