

\$360,000 - 2601 Edgewater Drive, Niceville

MLS® #981640

\$360,000

3 Bedroom, 2.00 Bathroom, 2,417 sqft

Detached Single Family on 0.60 Acres

ROCKY BAYOU ESTATES 04, Niceville, FL

Discover the hidden gem you've been waiting for at 2601 Edgewater Drive. Nestled in the highly coveted Rocky Bayou neighborhood, this well-maintained, one-owner home offers endless potential for the visionary buyer ready to create their dream Florida estate.

This is a rare opportunity to invest in a premium Niceville location and customize a spacious, character-filled residence to your exact tastes. The generous layout includes a formal dining room and three separate living areas, providing a fantastic footprint to transform into an open-concept masterpiece or a multi-functional family space.

Florida Room Perfection: Enjoy over 500 sq ft of sun-drenched, heated and cooled space wrapped in windows—the perfect peaceful retreat, hobby room, or dramatic reading nook. **Peace of Mind:** The heavy-lifting is covered with a whole-house Generac system, protective hurricane shutters, and essential systems (Roof and HVAC replaced in 2011).

A Solid Core: Features include a gas fireplace, built-in sprinkler system, and mature landscaping.

Heart of Niceville: Experience the convenience and desirability of living in the Rocky Bayou area, with quick access to top-rated schools, local amenities, and military bases.



Stop dreaming and start designing! With the right vision, this home will quickly become the perfect place to call your own.

Schedule your showing today and unlock the potential of 2601 Edgewater Drive!

Built in 1974

Essential Information

MLS® #	981640
Sold Price	\$360,000
List Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,417
Acres	0.60
Year Built	1974
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	2601 Edgewater Drive
Area	13 - Niceville
Subdivision	ROCKY BAYOU ESTATES 04
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

Interior

Interior Features	Breakfast Bar, Wallpaper, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Double Oven, Gas Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Pavillion/Gazebo, Sprinkler System, Yard Building, Rain Gutters
Lot Description	Corner Lot, Level
Windows	Window Treatments
Roof	Shingle
Construction	Brick
Foundation	Slab

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	436
Zoning	Resid Single Family

Listing Details

Listing Office	The Property Group 850 Inc
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