

\$880,000 - 2760 Edgewater Drive, Niceville

MLS® #999762

\$880,000

6 Bedroom, 4.00 Bathroom, 3,804 sqft

Detached Single Family on 0.65 Acres

ROCKY BAYOU ESTATES 07, Niceville, FL

Located on a spacious and private 2/3-acre lot in Rocky Bayou Estates, 2760 Edgewater Drive represents a master class in contemporary luxury living and maintenance. This sprawling estate boasts a highly flexible three-story floor plan with six bedrooms and four bathrooms, including a fully appointed lower-level walkout perfect for multi-generational living or a high-end guest suite. The home's striking architecture boasts large windows allowing for a plethora of natural lighting, and vaulted ceilings in both the great room and primary bedroom, both of which feature cozy gas fireplaces for ambiance on chilly evenings. The home's gourmet kitchen underwent a complete renovation in 2021, resulting in quartz countertops, high-end recessed LED cabinetry lighting, and a large island with new gas stovetop. Every aspect of the home's interior has been meticulously updated, including 2019 Luxury Vinyl Plank flooring and a spa-inspired primary bathroom boasting an oversized tiled shower and private toilet room. Exterior living spaces have also received a complete transformation in late 2025, as evidenced by freshly painted surfaces on the entire home, decks, and patios. The home's exterior living spaces are centered on a large modern pool that received a complete reconditioning in 2025, complete with a new plaster finish, tile work, and a smartphone-enabled variable-speed whisper quiet pump. Evening hours are enhanced with professional Kichler LED lighting on both



pathways and landscape areas. In addition to these high-end finishes and amenities, this home has been engineered for peak performance and peace of mind, boasting a whole home 25KW Generac gas generator, a brand new SEER2 Compliant Rheem HVAC system installed in 2023, and a fully encapsulated crawl space with an automated dehumidifier. From the specialized motorcycle/utility garage to the Z-Wave smart lighting and high-end whole home central vacuum, this stunning retreat in Niceville offers an unparalleled level of sophistication and move-in-ready assurance.

Built in 1992

Essential Information

MLS® #	999762
Sold Price	\$880,000
List Price	\$899,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,804
Acres	0.65
Year Built	1992
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	2760 Edgewater Drive
Area	13 - Niceville
Subdivision	ROCKY BAYOU ESTATES 07
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Water, Septic Tank, TV Cable, Underground
Parking	Garage Door Opener, Golf Cart Garage
# of Garages	3
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Central Vacuum, Breakfast Bar, Bookcases, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace 2+, Kitchen Island, Recessed Lighting, Pantry, Pull Down Stairs, Split Bedroom, Wallpaper, Washer/Dryer Hookup, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Double Oven, Refrigerator, Gas Water Heater
Heating	Natural Gas, Gas - Natural
Cooling	Central Air, Window Unit(s), Ceiling Fan(s)
Has Basement	Yes
Basement	Finished
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Balcony, Pool - Gunite Concrct, Outdoor Shower, Sprinkler System
Lot Description	Covenants, Interior Lot, Restrictions, Within 1/2 Mile to Water, Wooded
Windows	Double Pane Windows, Plantation Shutters, Window Treatments
Roof	Shingle
Construction	Foundation Off Grade, Frame, Stucco, Trim Vinyl

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	183
Zoning	County, Deed Restrictions, Resid Single Family

Listing Details

Listing Office

EXP Realty LLC

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