

\$1,889,000 - 317 Edrehi Drive, Niceville

MLS® #1008131

\$1,889,000

5 Bedroom, 4.00 Bathroom, 4,102 sqft

Detached Single Family on 0.66 Acres

ROSEMONT S/D, Niceville, FL

ONE OF A KIND Niceville waterfront home on the quiet shores of picturesque Swift Bayou with a main house, an attached apartment and a deep-water dock complete with a lift as well as offering 4 additional boat slips!! The 'main' home with 4 bedrooms and 2.5 baths has about 2985sf of living space with a large screened waterfront porch and deck. In 2022, two of the stalls of the 4-car garage were converted into a 1-bedroom apartment with a living area, kitchen, laundry facilities and a large bonus room above. This apartment is absolutely perfect for multi-generational living or could also be used as a very private home office or gym. The possibilities are endless! When you walk into the main house you are captivated by the 'wall of glass' offering beautiful views of Swift Bayou flowing out into Rocky Bayou. The living room is awash with light streaming in through the transom windows on the back wall. Just off of the living room is the dining room and the kitchen featuring a double-sided fireplace shared with the living room. The kitchen offers an abundance of cabinet and counter space as well as a large island that doubles as a breakfast bar. On the other side of the living room is the master bedroom suite. The master bedroom overlooks the water as well and there are sliding doors out to a private balcony that leads to the screened porch and deck. Beautiful barn doors separate the master bedroom from the master bath featuring two vanities and a large walk in shower. On the



same side of the house, you will find an additional bedroom (currently used as a den) a convenient office and a half bath. On the opposite side of the house there are two large bedrooms that share a Jack-n-Jill bath. Through the 2-car garage on the same side of the house is one of the entrances to the apartment (there is also an entrance from the driveway). The 2022 built apartment has an open floorplan with a private bedroom and bath. Above this space is a large "bonus room" that could be an additional bedroom in the apartment. Along the back of the main house is a large screened porch and open deck, the perfect place for enjoying the amazing views of Swift Bayou and Rocky Bayou as well. A charming winding path leads to the dock and boathouse that was upgraded in 2022 with all new decking, stainless steel hardware new pilings where needed and protecting all the pilings with polywrap. If you are looking for space for all of your boat and water toys, you can find all the storage you need in an enclosed room under the balcony and deck! Your waterfront dreams start today in this amazing home...don't delay!! Practical notes regarding the "main house" - HVAC (2025), generator (2025), upgraded siding to cement board (2023), upgraded dock (2022), added apartment (2022), Water heater (2019).

Built in 1987

Essential Information

MLS® #	1008131
Sold Price	\$1,889,000
List Price	\$1,875,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,102

Acres	0.66
Year Built	1987
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	317 Edrehi Drive
Area	13 - Niceville
Subdivision	ROSEMONT S/D
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Public Water, Septic Tank
Parking	Garage Door Opener
# of Garages	2
View	Bayou
Is Waterfront	Yes
Waterfront	Bayou

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Split Bedroom
Appliances	Dishwasher, Disposal, Microwave, Gas Water Heater
Heating	Central
# of Stories	1

Exterior

Exterior Features	Balcony, Boat Slip, Boatlift, Dock, Private Yard, Yard Building, Separate Living Area
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website 75
Zoning City, Resid Single Family

Listing Details

Listing Office Keller Williams Realty Nville

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2026, All rights reserved.
Listing information last updated on October 3rd, 2026 at 10:37am CDT