

\$557,000 - 4196 Mossy Cove Court, Niceville

MLS® #1005198

\$557,000

4 Bedroom, 3.00 Bathroom, 3,182 sqft

Detached Single Family on 0.17 Acres

ROCKS COVE SUBDIVISION, Niceville, FL

VA Assumable Loan Rate 2.75%! Nestled in the desirable Rocks Cove community of Bluewater Bay, this remarkable 4-bedroom, 2.5-bath home offers 3,182 square feet of thoughtfully designed living space on a quiet cul-de-sac just minutes from the sparkling waters of Choctawhatchee Bay and convenient public boat ramp access. This spacious three-story residence welcomes you with an open floor plan, soaring ceilings, and a warm, inviting atmosphere. The living area showcases built-in shelves, recessed lighting, two ceiling fans, and a cozy fireplace, along with direct access to a tiled, screened-in Florida room with dramatic 14-foot ceilings. A sliding glass wall system opens fully to create a seamless indoor-outdoor entertaining space perfect for relaxing or dining year-round. Adjacent to the living room, the open dining area easily accommodates large gatherings and is beautifully enhanced with crown molding that continues throughout the main living spaces. The kitchen is designed for both style and function, featuring granite countertops, abundant cabinetry, recessed lighting, stainless steel appliances, a pantry, and a generous island with a breakfast bar ideal for casual meals or additional seating. The first-floor master suite offers comfort and privacy with direct access to the back patio. The master bath includes a double vanity, Whirlpool tub, walk-in shower, and a spacious walk-in closet with built-in shelving. Upstairs, three generously sized guest bedrooms each



include ceiling fans and plantation shutters, with one bedroom boasting its own private balcony. The upper-level bathroom features a double vanity, tile flooring, and a shower/tub combination. The home also includes a central vacuum system, a second-floor laundry chute, and a bonus landing area for added versatility. A major mechanical update was completed in October 2021 with the installation of new upstairs and downstairs HVAC units. A standout feature of this home is the impressive 500-square-foot bonus room on the third floor an incredible space with endless possibilities. Located directly across from the Bluewater Bay Marina and just minutes from the Mid-Bay Bridge, this home also offers access to exceptional community amenities including four pools (one heated), two championship 18-hole golf courses, award-winning tennis facilities, a full-service marina, a clubhouse with a restaurant, parks, and a playground. With its prime location, thoughtful upgrades, and expansive layout, this home is truly a must-see.

Built in 2008

Essential Information

MLS® #	1005198
Sold Price	\$557,000
List Price	\$559,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,182
Acres	0.17
Year Built	2008
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary

Status	Sold
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Community Information

Address	4196 Mossy Cove Court
Area	13 - Niceville
Subdivision	ROCKS COVE SUBDIVISION
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, Underground
Parking	Garage Door Opener, Garage
# of Garages	2

Interior

Interior Features	Central Vacuum, Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Fireplace, Pantry, Pull Down Stairs, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Private Yard, Lawn Pump, Sprinkler System
Lot Description	Cleared, Cul-De-Sac, Level
Windows	Double Pane Windows, Plantation Shutters
Roof	Composite Shngl
Construction	Frame, Stucco
Foundation	Slab

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	114
Zoning	County, Resid Single Family

Listing Details

Listing Office Briar Patch Realty LLC

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