

\$1,000,000 - 4436 Colleen Cove, Niceville

MLS® #993010

\$1,000,000

5 Bedroom, 4.00 Bathroom, 3,271 sqft

Detached Single Family on 0.24 Acres

WATER'S EDGE, Niceville, FL

Experience executive-style living in the prestigious Water's Edge community with this stunning residence meticulously crafted by renowned builder Randy Wise. Situated on a Premium Lot, this home offers a private sanctuary backing directly into protected woods that will never be cleared. The backyard is an entertainer's dream, featuring a refreshing pool and spa which is built level to the house for effortless indoor-outdoor flow, complemented by a covered patio for lounging and dining space and plenty of room to grill. Amenities such as an outdoor shower with hot and cold water and a professional driveway extension have also been added for the ultimate entertaining experience. For ultimate peace of mind, the property is equipped with a Generac whole-home generator and a brand-new dual AC system.

The interior radiates sophistication with hardwood floors throughout and a designer kitchen with a raised island with soft-close upper cabinetry. High-end details abound, including a 36" gas fireplace with a solid wood mantel, 2" custom blinds, and luxurious wood trim throughout. Practicality meets luxury with significant upgrades like a Culligan water system with reverse osmosis, foam insulation in the walk-in attic, and dedicated storage areas.

Life in Water's Edge provides exclusive access to a community dock with kayak storage and



direct water access to Rocky Bayou to ensure you enjoy this coastal lifestyle from day one. This home is truly a rare find that combines builder prestige with over \$200,000 in premium owner upgrades. Showings are agent-accompanied, require 24-hour notice.

Built in 2019

Essential Information

MLS® #	993010
Sold Price	\$1,000,000
List Price	\$1,029,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,271
Acres	0.24
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	4436 Colleen Cove
Area	13 - Niceville
Subdivision	WATER'S EDGE
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener
# of Garages	2
Has Pool	Yes

Pool	In Ground
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Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Upgraded Media Wing, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Hot Tub, Sprinkler System
Lot Description	Covenants, Within 1/2 Mile to Water, Wooded
Windows	Double Pane Windows
Roof	Shingle
Construction	Frame, Siding Brick Some

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	240
Zoning	Resid Single Family

Listing Details

Listing Office	EXP Realty LLC
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