

\$2,000,000 - 4472 Gianna Way, Niceville

MLS® #923401

\$2,000,000

4 Bedroom, 4.00 Bathroom, 2,974 sqft
Detached Single Family on 0.34 Acres

WATER'S EDGE, Niceville, FL

This waterfront home comes with its own dock and stunning views across the bayou to the wooded Fred Gannon Rocky Bayou State Park. It's a breathtaking location for enjoying an active outdoor lifestyle. Launch your boat from the boat lift and head off to Choctawhatchee Bay and the Gulf of Mexico or stay closer to home, kayaking and creek fishing. A private driveway leads to the two-car garage and attractive single-story home beneath a steep, pitched roof. The elevated footprint and newness of the property mean insurance costs are reasonable. The open floor plan maximizes natural daylight and delivers views from almost every corner. Wood flooring provides a transitional flow between the large living area with gas fireplace and the formal dining nook. The home was completed in late 2021 and everything shows as new. The gourmet kitchen is stunning with a drawer microwave, pantry cabinet with pull-out drawers, pull-out trash cans, and even more easy-access drawer storage on either side of the range. The Blanco sink and GE Cafe kitchen appliances make everything easy when hosting dinner parties and family gatherings. There's a separate laundry/utility room and a wet bar/coffee bar. The huge marble-topped island takes center stage while the wine refrigerator with ice maker and flex drawer keeps icy beers and perfectly chilled drinks flowing. Sliding glass doors lead out onto the screened porch from the living room and master bedroom. The outdoor kitchen is



equally well-equipped with a six-burner gas grill, sink and granite countertops. Bathrooms also get the luxury treatment with built-in linen closets and a handicap-accessible shower in the Jack-and-Jill bath. State-of-the-art features include a remote garage door opener, generator wit

Built in 2021

Essential Information

MLS® #	923401
Sold Price	\$2,000,000
List Price	\$2,000,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,974
Acres	0.34
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Sold

Community Information

Address	4472 Gianna Way
Area	13 - Niceville
Subdivision	WATER'S EDGE
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Amenities	Dock, Fishing, Golf, Pavillion/Gazebo, Pickle Ball, Tennis, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground

Parking	Covered, Garage, Garage Attached
Is Waterfront	Yes
Waterfront	Bayou

Interior

Interior Features	Built-In Bookcases, Ceiling Crwn Molding, Ceiling Raised, Fireplace Gas, Floor Hardwood, Kitchen Island, Wet Bar
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Freezer, Ice Machine, Microwave, Refrigerator, Security System, Wine Refrigerator
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior	Brick, Roof Dimensional Shg
Exterior Features	Balcony, BBQ Pit/Grill, Boat Slip, Boatlift, Deck Enclosed, Dock, Patio Covered, Porch Screened, Separate Living Area, Summer Kitchen
Lot Description	Covenants, Restrictions
Roof	Roof Dimensional Shg

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	376
Zoning	Resid Single Family
HOA Fees	245.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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