

\$1,225,000 - 4495 Woodbridge Road, Niceville

MLS® #986688

\$1,225,000

4 Bedroom, 3.00 Bathroom, 2,847 sqft

Detached Single Family on 1.06 Acres

HUNTINGTON S/D PH 2, Niceville, FL

Ask your agent about special VA financing for qualified veterans with a 2.75% fixed rate opportunity! Experience This rare opportunity and breathtaking bayou views with ultimate privacy on this over 1-acre estate with direct water access. Enjoy a private boat dock with slip and lift—perfect for boating, fishing, and watching stunning sunsets. The home's main level offers panoramic water views from the kitchen, great room, and owners' suite with sitting area. A guest suite upstairs also overlooks the bayou. The outdoor living space has been beautifully updated with expanded decking, new railings, a large screened porch, hot tub with deck surround, and enclosed under-deck storage. Fully remodeled master bathroom (2024)

Newer stainless steel appliances in kitchen. Designer paint, updated lighting & ceiling fans throughout.

Remodeled laundry room with washer, dryer, cabinets & shelving.

Two custom master closets (2024/25)

Remodeled bonus/activity room with painted cabinetry

Impact-rated, UV-protected windows & doors by Folkers (2022)

Additional attic insulation for year-round comfort

Popcorn ceilings removed

Recent Investments Include:

New landscaping & tree removal

New sea wall

New screened porch (2022) & hot tub



Dining & kitchen flooring updates
Whole-home Reme Halo LED air purifier
(2021)
Roof (2016), Water Heater (2018), HVAC
systems (2013, both with UV light)
This is a must see home today!

Built in 1994

Essential Information

MLS® #	986688
Sold Price	\$1,225,000
List Price	\$1,225,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,847
Acres	1.06
Year Built	1994
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	4495 Woodbridge Road
Area	13 - Niceville
Subdivision	HUNTINGTON S/D PH 2
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener, Oversized
# of Garages	2
View	Bay, Bayou

Is Waterfront	Yes
Waterfront	Bayou, Shore - Natural

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Refrigerator
Heating	Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Boat Slip, Boatlift, Dock, Hot Tub
Lot Description	Cul-De-Sac, Flood Insurance Req, Interior Lot, Level, Survey Available, Wetlands, Within 1/2 Mile to Water
Windows	Double Pane Windows, Plantation Shutters, Window Treatments
Roof	Shingle
Construction	Brick, Siding Vinyl, Trim Vinyl

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	346
Zoning	Resid Single Family

Listing Details

Listing Office	Berkshire Hathaway Home Services PenFed Realty
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