

\$4,400,000 - 6 Sunset Beach Place, Niceville

MLS® #989141

\$4,400,000

6 Bedroom, 7.00 Bathroom, 6,424 sqft

Detached Single Family on 0.80 Acres

SUNSET BEACH ESTATES AT BLUEWATER BAY, Niceville, FL

Welcome to 6 Sunset Beach Place, an extraordinary bay front estate in the gated community of Sunset Beach within Bluewater Bay. Set on nearly an acre of land with 151 feet of pristine waterfront overlooking beautiful Choctawhatchee Bay, this 6 bedroom, 6.5 bath dream home offers 6,424 square feet of luxury living. Every detail has been professionally designed and no expense spared with over \$1.8 million in thoughtful renovations blending timeless architecture with modern sophistication.

Almost every room provides gorgeous panoramic views of the bay. This home features new engineered hardwood and designer tile flooring, 12-foot ceilings on the first level and 10-foot ceilings on the second level, solid wood interior doors, arched openings, and plantation shutters throughout. The expansive open-concept layout includes a chef's kitchen with white oak cabinetry, marble countertops, Thermador professional appliances, an imported French oven, and a butler's pantry with custom built-ins and quartz accents. A coffee and wine bar and prep kitchen provide added convenience for entertaining.

Elegant living spaces flow seamlessly to the outdoors, where expansive patios and balconies capture stunning bay views. The sparkling pool and hot tub with new PebbleTec finish offers a more natural texture that delivers enduring elegance and durability. A



brand new outdoor kitchen, complete with a premium Coyote grill and appliances, sets the stage for unforgettable outdoor dining.

Featuring elegant Taj Mahal quartz countertops, sophisticated Synergy wood details, and convenient remote-controlled awnings, it's the ultimate setting for any gathering while the fire pit and 12-color programmable pool lighting add to the ambiance. The air conditioned pool house offers a full bathroom, changing area, and shower.

Every mechanical system has been upgraded, including five HVAC units, new water filtration and soft water systems, a Generac generator, impact-rated sliding glass doors, and a new concrete tile roof. The insulated and air conditioned oversized 3-car garage features new doors, epoxy flooring, and abundant attic storage. Expanded parking added offering plenty of space for family, friends, and entertaining guests. Smart technology enhances comfort and security with a full camera system, doorbell, sound system, and smart lighting throughout.

Designed by Amy Killebrew of Sinkler Designs, the home showcases \$320,000 in custom ArtisanBilt cabinetry, Taj Mahal quartz, marble finishes, and designer fixtures. Two new gas fireplaces, located in the living area and primary suite, add warmth and charm.

The west wing offers a private kitchenette and entrance, ideal for guests or multigenerational living.

Outside, the reimagined landscape adds a southern tropical oasis featuring gorgeous palm trees, plants and trees designed for privacy and low maintenance. Professional lighting, brick pavers, and custom gates.

Enjoy bayfront living with a shared dock and boat lift, perfect for days spent on the water.

Sunset Beach is an highly sought after neighborhood known for its serene lakes, fairways, and bayfront homes. Residents enjoy

access to a private clubhouse, pool, and beach overlooking the bay, along with the amenities of Bluewater Bay tennis courts, a marina, boat launch, and championship golf. Ideally located near the Mid-Bay Bridge, this home offers quick access to Destin's sugar-white beaches, fine dining, and entertainment while remaining just minutes from Niceville's top rated schools and Eglin Air Force Base.

6 Sunset Beach Place is more than a home it's a statement of refined coastal living in one of the Emerald Coast's most desirable communities.

Built in 1999

Essential Information

MLS® #	989141
Sold Price	\$4,400,000
List Price	\$4,500,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,424
Acres	0.80
Year Built	1999
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	6 Sunset Beach Place
Area	13 - Niceville
Subdivision	SUNSET BEACH ESTATES AT BLUEWATER BAY
City	Niceville
County	Okaloosa
State	FL

Zip Code 32578

Amenities

Amenities Beach, Community Room, Dock, Fishing, Gated Community, Golf, Picnic Area, Pool, Waterfront

Utilities Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground

Parking Garage Door Opener, Oversized

of Garages 3

View Bay

Is Waterfront Yes

Waterfront Bay, Waterfront

Has Pool Yes

Pool In Ground

Interior

Interior Features Breakfast Bar, Bookcases, Vaulted Ceiling(s), Fireplace 2+, Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Wet Bar

Appliances Cooktop, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Trash Compactor, Washer, Gas Water Heater, Tankless Water Heater

Heating Natural Gas, Heat High Efficiency, Gas - Natural

Cooling Central Air, Ceiling Fan(s)

Fireplace Yes

Fireplaces EPA Qualified Fireplace, Fireplace Gas

of Stories 2

Exterior

Exterior Features Outdoor Grill, Balcony, Boat Launch, Boat Slip, Boatlift, Columns, Dock, Private Yard, Hot Tub, Lawn Pump, Pool - House, Sprinkler System, Separate Living Area, Outdoor Kitchen

Lot Description Bulkhead/Seawall, Covenants, Cul-De-Sac, On Golf Course, Within 1/2 Mile to Water

Windows Double Pane Windows, Plantation Shutters

Roof Concrete, Slate

Construction ICFs (Insulated Concrete Forms), Stucco

School Information

Elementary Bluewater

Middle	Ruckel
High	Niceville

Additional Information

Days on Website	311
Zoning	Resid Single Family
HOA Fees	1187.03
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	The Premier Property Group
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Listing information last updated on September 13th, 2026 at 8:37pm CDT