

\$785,000 - 817 Coldwater Creek Circle, Niceville

MLS® #996969

\$785,000

4 Bedroom, 3.00 Bathroom, 3,062 sqft

Detached Single Family on 0.28 Acres

SWIFT CREEK PH 4, Niceville, FL

Swift Creek is the definitive premier neighborhood community in the twin-cities region. Adorned with an exceptional location, mature landscaping, and top tier amenities - Swift Creek is an ideal place to establish your new residence in Northwest Florida. As you make your way to 817 Coldwater Creek Circle, you will find yourself insulated from the everyday hustle and bustle of life. Approaching the property you are welcomed into a serene setting presenting outstanding curb appeal as well as timeless architectural charm. A thoughtfully designed layout balances openness and warmth, making you feel right at home from the second you arrive. The front door and arched transom of the entry-way are simply a sight to see. Offering 4 bedrooms and 3 baths, this residence boasts enough room for the entire family as well as your guests. There are multiple living and dining areas giving you space for peace and practicality. Porcelain tiling has been carried throughout the entire home. 11' ceilings, crown molding, and deep base boards complete the picture of elegance. The kitchen flows seamlessly into the family room creating an atmosphere where forever memories are sure to be made. Notable features include stainless steel appliances, Corian countertops, and a spacious breakfast bar. Natural light fills the home providing the distinctive Florida feel sought by many. Bedrooms are positioned in a way that promotes privacy and tranquility. The primary bedroom is a sanctuary for the owners



accompanied by a spacious ensuite bathroom featuring double vanities, a garden tub, walk-in shower, and his and her walk-in closets. There is a section of the home equipped with a private entrance accompanied by its own bed and bath. The great room of the home features plenty of space as well as a gas burning fireplace perfect for the seasonal weather we are fortunate to enjoy. Perhaps one of the most enticing features of the home is a climate controlled retreat at the back of the property just above 300 square feet. The bookshelves and bricks that permeate the space present a character and setting that must be seen in person. The 2 car garage has built in shelving for your tools, fishing rods, and more. It also includes a secondary refrigerator. Out back you will find a gazebo equipped with power and a flat screen TV, perfect for outdoor living and entertaining. From the moment you arrive it is evident the home has been loved and cared for and is now poised for its next owners to possess. Located close to Eglin Air-Force base and a top ranked "A" rated school system. Schedule your showing today!

Built in 2003

Essential Information

MLS® #	996969
Sold Price	\$785,000
List Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,062
Acres	0.28
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family

Style	Traditional
Status	Sold

Community Information

Address	817 Coldwater Creek Circle
Area	13 - Niceville
Subdivision	SWIFT CREEK PH 4
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Gas Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Private Yard, Pavillion/Gazebo, Sprinkler System, Separate Living Area
Windows	Double Pane Windows, Window Treatments, Window Bay
Roof	Composite Shngl
Construction	Frame, Brick, Trim Vinyl

School Information

Elementary	Edge
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	192
Zoning	Resid Single Family

Listing Details

Listing Office EXP Realty LLC

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