

\$4,500 - 9007 Rushing River Way, Niceville

MLS® #1009455

\$4,500

4 Bedroom, 3.00 Bathroom, 3,088 sqft
Single Family Residence on 0.40 Acres

SWIFT CREEK PH VII, Niceville, FL

Welcome to this beautifully crafted 4-bedroom, 3-bathroom custom home located in the highly sought-after Swift Creek community. Nestled on a spacious and level .40-acre corner lot, this residence boasts 3,088 square feet of thoughtfully designed living space, lush professional landscaping, and exceptional curb appeal. A paver driveway leads to a roomy 3-car garage, combining functionality and charm.

Step inside to find an open, light-filled layout featuring a private office with modern barn doors, currently staged as a 5th bedroom. Opposite the office is a formal dining room—perfect for entertaining guests or hosting family dinners.

The heart of the home is the chef's kitchen, showcasing high-end appliances, custom soft-close cabinetry, granite countertops, and a walk-in pantry. Overlooking the spacious living area, the kitchen is both elegant and practical.

The oversized primary bedroom serves as a serene retreat, complete with a cozy sitting area and direct access to the expansive screened lanai ideal for sipping morning coffee or enjoying quiet evenings. The luxurious ensuite primary bathroom includes a whirlpool tub, separate tiled shower, and a large walk-in closet with a window and custom organizer.



Three additional guest bedrooms offer generous closet space, including two with walk-in closets. A convenient Jack-and-Jill bathroom connects two of the bedrooms, while the third full bath is adjacent to the remaining guest room for added privacy.

Additional highlights include:

Huge screened patio perfect for outdoor living and entertaining

Central vacuum system

Two HVAC systems and two hot water heaters for enhanced comfort

Whole-house generator for peace of mind

Residents of Swift Creek enjoy access to community amenities including a sparkling pool, clubhouse, tennis court, half basketball court, playground, scenic sidewalks, and nature trails.

This exceptional home offers the space, luxury, and location high-end renters are looking for. Available for lease now schedule your private showing today and experience elevated living in Swift Creek. Call Today! Call 850-729-0399

View rental requirements or apply online at www.RentwithBSR.com

No smoking or vaping anywhere on the property.

A small/medium dog or a cat may be allowed with some restrictions and a \$400 non-refundable pet fee.

FEES: \$50 per adult 18+ application fee,
Landlord Liability Policy (if proof of Renter's

coverage is not provided) \$15 mo, Pest Assurance pest control policy \$20 mo.

Built in 2011

Essential Information

MLS® #	1009455
Sold Price	\$4,500
List Price	\$4,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,088
Acres	0.40
Year Built	2011
Type	Single Family Residence
Sub-Type	Single Family Residence
Style	Traditional
Status	Rented

Community Information

Address	9007 Rushing River Way
Area	13 - Niceville
Subdivision	SWIFT CREEK PH VII
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Parking	Garage Door Opener, Garage, Oversized
# of Garages	3

Interior

Interior Features	Central Vacuum, Crown Molding, Tray Ceiling(s), Kitchen Island, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Double Oven, Gas Water Heater

Heating	Natural Gas
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Private Yard, Lawn Pump, Sprinkler System
Lot Description	Cleared, Corner Lot, Dead End, Easements, Level, Restrictions, Sidewalk, Survey Available
Windows	Plantation Shutters
Roof	Composite Shngl
Construction	Frame, Roof Pitched, Brick, Trim Vinyl
Foundation	Slab

School Information

Elementary	Edge
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	38
Zoning	City, Deed Restrictions, Resid Single Family

Listing Details

Listing Office	Back Stage Realty
----------------	-------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved.

Listing information last updated on September 13th, 2026 at 7:07pm CDT