

\$425,898 - 13636 St Highway 20, Niceville

MLS® #979917

\$425,898

3 Bedroom, 2.00 Bathroom, 1,296 sqft
Detached Single Family on 0.55 Acres

N/A, Niceville, FL

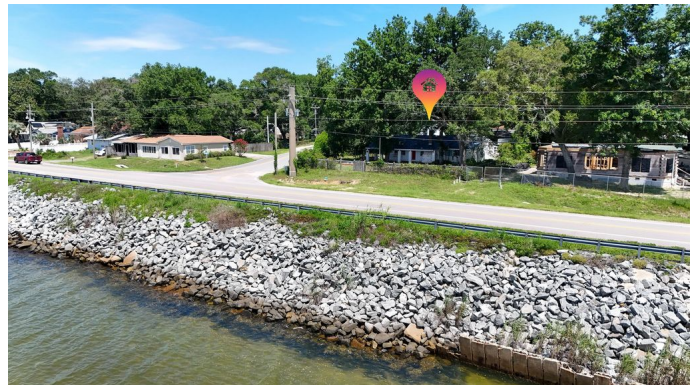
Incredible opportunity across from the Choctawhatchee Bay! This unique property spans two spacious lots, offering endless possibilities—whether you're looking to renovate the existing home or start fresh with new construction. The current 3-bedroom, 2-bath home offers great potential as a fixer-upper investment or a rental, with bay views just steps away.

With two separate lots, you have the option to demolish and build two new homes, making this an ideal project for developers or investors. Enjoy serene water views and bay breezes from this prime location, just minutes from Choctaw Beach Park, boat launch, and all that Niceville has to offer.

Don't miss your chance to own a piece of property in one of the area's most desirable water-view corridors—live in one, sell or rent the other, or create two dream homes. Opportunities like this don't come often!

This property isn't just real estate; it's a canvas for vision. Whether you're a developer aiming for dual-new-build returns, an investor seeking value-add renovation gains, or a waterfront enthusiast dreaming of a beautiful Bayview residence, 13636 E State Hwy 20 delivers unmatched flexibility in a serene, high-demand location. Call today and make it yours!

Built in 1961



Essential Information

MLS® #	979917
Price	\$425,898
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,296
Acres	0.55
Year Built	1961
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	13636 St Highway 20
Area	20 - Freeport
Subdivision	N/A
City	Niceville
County	Walton
State	FL
Zip Code	32578

Amenities

Utilities	Public Water, Septic Tank
View	Bay
Water View	Bay

Interior

Interior Features	Fireplace
Appliances	Microwave
Cooling	None, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Yard Building
Lot Description	Cleared, Corner Lot, Within 1/2 Mile to Water
Roof	Metal
Construction	Block

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	HomeBiz Properties
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