

\$1,397,000 - 1388 Sunset Beach Dr, NICEVILLE

MLS® #861405

\$1,397,000

4 Bedroom, 3.00 Bathroom, 3,538 sqft
Detached Single Family on 0 Acres

SUNSET BEACH PH 1 BLUEWATER BAY, NICEVILLE, FL

Rare opportunity to own an exceptional bay front home in the gated Sunset Beach community of BLuewater bay. This oversized lot (X Flood zone) has 7 mile, year round, sunset views across Choctawhatchee Bay. The shared dock (with immediate neighbor) was used by the owners for their 27ft. SeaRay and 26 ft. Cobia. Expansive 25 ft. Ceilings, lots of windows, clean lines, and recent upgrades make this home a pleasure to live in.

Hebel construction makes this home fire resistant, solid and less worry from termites. The floor plan has two bedrooms on the main level each facing the bay: master bedroom en-suite, with a huge sitting area and a second bedroom en-suite (currently an office). Two additional bedrooms upstairs share a bathroom, with one of the bedrooms on the bayside with a privatebalcony! Two car garage plus golf cart space with separate entry. Other features include motorized storm shutters, motorized window coverings, central vacuum, tankless water heater.

Sunset Beach Community offers a 5 star bay-front private club house, beach volleyball, kayak and canoe launch dock, private beach, BBQ grill and private pool.

Bluewater Bay Community has many amenities, including an 18 hole golf course, club house, tennis courts, community pools, Bayfront restaurant & Marina

Built in 1992



Listing Information

| | |
|----------------|------------------------|
| MLS® # | 861405 |
| Price | \$1,397,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 3,538 |
| Acres | 0.38 |
| Year Built | 1992 |
| Type | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style | Contemporary |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 1388 Sunset Beach Dr |
| Area | NICEVILLE |
| Subdivision | SUNSET BEACH PH 1 BLUEWATER BAY |
| City | NICEVILLE |
| County | OKALOOSA |
| State | FL |
| Zip Code | 32578 |

Amenities

| | |
|-----------------|--|
| Extra Amenities | BBQ Pit/Grill, Boat Launch, Community Room, Gated Community, Golf, Marina, Pavillion/Gazebo, Pets Allowed, Picnic Area, Playground, Pool, Tennis, Waterfront |
| Utilities | Electric Available, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available |
| Parking Spaces | 2 |
| # of Garages | 2 |
| Is Waterfront | Yes |
| Waterfront | BAY |
| Has Pool | Yes |
| Pool | Community |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Floor Tile, Guest Quarters, Kitchen Island, Lighting Recessed, Lighting Track, Pantry, Renovated, Split Bedroom, |
|-------------------|---|

| | |
|--------------|--|
| Appliances | Washer/Dryer Hookup Auto Garage Door Opn, Central Vacuum, Cooktop, Dishwasher, Disposal, Ice Machine, Microwave, Refrigerator W/Ice Maker, Smoke Detector |
| Heating | Heat Pump Air To Air |
| Cooling | Ceiling Fans |
| # of Stories | 2 |

Exterior

| | |
|-------------------|--|
| Exterior | Roof Tile/Slate, Siding Stucco |
| Exterior Features | Balcony, BBQ Pit/Grill, Boat Launch, Boat Slip, Dock, Hurricane Shutters, Lawn Pump, Patio Covered, Patio Open, Porch Open, Sprinkler System |
| Lot Description | Irregular, Within 1/2 Mile Of Water, Zero Lot Line |
| Windows | Double Paned Windows, Storm Windows |
| Roof | Roof Tile/Slate |

School Information

| | |
|------------|-----------|
| Elementary | Bluewater |
| Middle | Ruckel |
| High | NICEVILLE |

Additional Information

| | |
|-----------------|--------------|
| Days on Website | 118 |
| Zoning | City, County |
| HOA Fees | 1120.25 |
| HOA Fees Freq. | Quarterly |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | Newman Dailey Resort Properties |
|----------------|---------------------------------|

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