

\$1,200,000 - 1393 Sunset Beach Drive, Niceville

MLS® #1013110

\$1,200,000

4 Bedroom, 4.00 Bathroom, 3,504 sqft

Detached Single Family on 0.27 Acres

SUNSET BEACH ESTATES AT BLUEWATER BAY, Niceville, FL

This property is a masterclass in Mediterranean elegance, blending structural integrity with high-end aesthetic appeal. Located in the gated neighborhood of Sunset Beach in Bluewater Bay this home offers a rare combination of privacy, bay and lakefront views. Built of solid concrete and stucco for maximum durability its impressive two-story elevation, mature landscaping, and an oversized paver driveway create an upscale resort style aesthetic. Entering through the custom wood door - you notice the custom wrought iron railings paired with hand-laid walnut stairs and light-filled cathedral ceiling accenting the over-sized living area. Custom shelving, the gas fireplace, and multiple French doors are just a few of the impressive focal points for this area. Designed for the serious chef... the high-end kitchen with custom Taj Mahal countertops, ice maker and stainless appliances, an over-sized pantry, breakfast bar with built-in desk and a light-filled breakfast/dining area is a highlight of the home. A private, screened porch located off the breakfast room is a perfect place to relax and drink your morning coffee. An open patio lends itself to lakefront relaxing and outdoor enjoyment as well. Also located on the first floor is the large, private office with double doors for a quiet workspace.

The master suite is luxury exemplified from the updated ensuite bath, the walk through custom



closet, custom headboard and the light-filled, relaxing sitting area. Three large bedrooms and two fully updated bathrooms are located on the second floor. One of the bedrooms has its' own living space with endless views of the lake and golf course. From the two front bedrooms you have access to the second story balcony and gorgeous views of the bay. The landing on the second floor features built-in bookcases and space for a cozy sitting area.

Located directly on the bay and designed to take full advantage of the Florida lifestyle - the Sunset Beach pool and clubhouse are located within easy walking distance. This home has everything and more to live a quiet, relaxed and elevated lifestyle.

Built in 1998

Essential Information

MLS® #	1013110
Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,504
Acres	0.27
Year Built	1998
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Active

Community Information

Address	1393 Sunset Beach Drive
Area	13 - Niceville
Subdivision	SUNSET BEACH ESTATES AT BLUEWATER BAY

City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage
# of Garages	2
View	Bay, Lake
Is Waterfront	Yes
Waterfront	Lake Front, Pond
Water View	Bay, Lake

Interior

Interior Features	Breakfast Bar, Bookcases, Cathedral Ceiling(s), Crown Molding, Recessed Lighting, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Balcony, Outdoor Shower, Sprinkler System
Lot Description	Covenants, Cul-De-Sac, Curb & Gutter, Dead End, On Golf Course, Interior Lot, Level, Restrictions, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Slate
Construction	Concrete, Stucco, Trim Vinyl
Foundation	Slab

School Information

Elementary	Bluewater
Middle	Ruckel
High	Niceville

Additional Information

Zoning

Resid Single Family

Listing Details

Listing Office

NextHome Cornerstone 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. Vendors Member Number : 28325

Listing information last updated on October 1st, 2026 at 5:37pm CDT