

\$738,000 - 140 Chippewa Drive, Niceville

MLS® #1006910

\$738,000

2 Bedroom, 2.00 Bathroom, 2,023 sqft

Detached Single Family on 1.30 Acres

CHIPPEWA, Niceville, FL

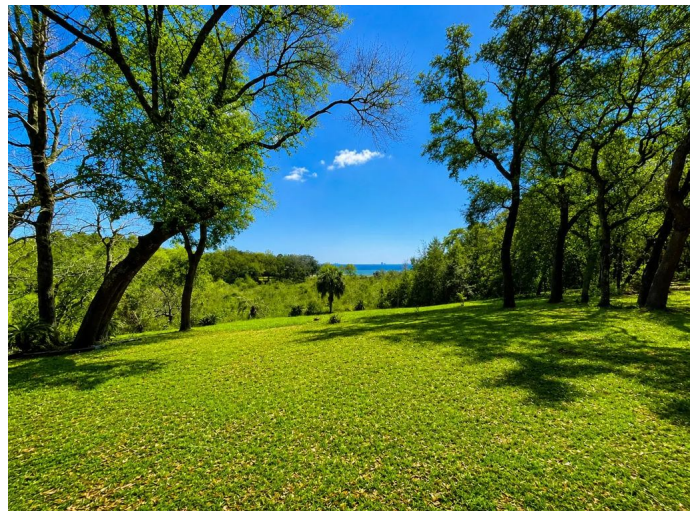
UNMATCHED PRIVACY, SPECTACULAR VIEWS, & ULTIMATE NICEVILLE PARADISE ON 1.62 ACRES! Nestled on an expansive 1.3-acre lot, this one-of-a-kind Niceville property offers the ultimate blend of coastal proximity and secluded serenity. Backing up directly to protected Eglin AFB land, your peace and privacy are permanently guaranteed.

Drink in spectacular, panoramic views of the Choctawhatchee Bay and overlook the serene secluded bayou waters of Grass Lake. Inside the brick home, an incredibly spacious layout anchored by original, retro-style decor and durable tile throughout--offering a fantastic, solid canvas for vintage design lovers or anyone looking to customize their dream coastal retreat. The 1.3 acre grounds feature a spectacular, park-like setting that effortlessly blends natural beauty with functional open space. A meticulously cleared, expansive lawn offers plenty of room for outdoor activities, pets, or perhaps even future additions, while mature, swaying palm trees adorn the property to create an unmistakable, relaxed vibe. Own a private, sun-drenched sanctuary right by the water with NO HOA!

The property boasts an Ultimate Hobbyist & Adventure setup for auto enthusiasts or craft lover, alike.

An Oversized 4-Car Garage has a massive footprint with ample room for multiple vehicles, toys, and gear.

A dedicated Mechanic Shop is fully ready for



projects, heavy tools, and specialized work. A must see! Beside the garage is a covered RV Carport with high-clearance protection and will keep your motorhome, boat, or camper safe from the elements.

Do not disturb! Appointments must be scheduled to view the home and/or property. Listing agents have resourced parcel/property information from the Walton County Property Appraiser's website. While the acquired information is deemed accurate and true, the buyer and/or buyer's agent should verify all details related to this property prior to purchase. The Listing agent and/or Lokation Real Estate broker do not warranty, nor guarantee, this MLS data to be accurate or true. Buyers are to perform their own due diligence and verify all information regarding the parcel, home and their intentions to improve or modify with Walton County Planning and zoning, prior to making their decision to purchase.

Built in 1985

Essential Information

MLS® #	1006910
Price	\$738,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,023
Acres	1.30
Year Built	1985
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	140 Chippewa Drive
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Area	20 - Freeport
Subdivision	CHIPPEWA
City	Niceville
County	Walton
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Septic Tank
Parking	Boat, Detached Carport, Detached, Garage Detached, Oversized, RV Access/Parking, Carport, Covered
# of Garages	6
View	Bay, Lake
Is Waterfront	Yes
Waterfront	Lake Front
Water View	Bay, Lake

Interior

Interior Features	Central Vacuum, Kitchen Island
Appliances	Cooktop, Microwave
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Lot Description	Cleared, Covenants, Within 1/2 Mile to Water
Construction	Brick

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Lokation
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