

\$1,490,000 - 1802 23rd Street, Niceville

MLS® #1006480

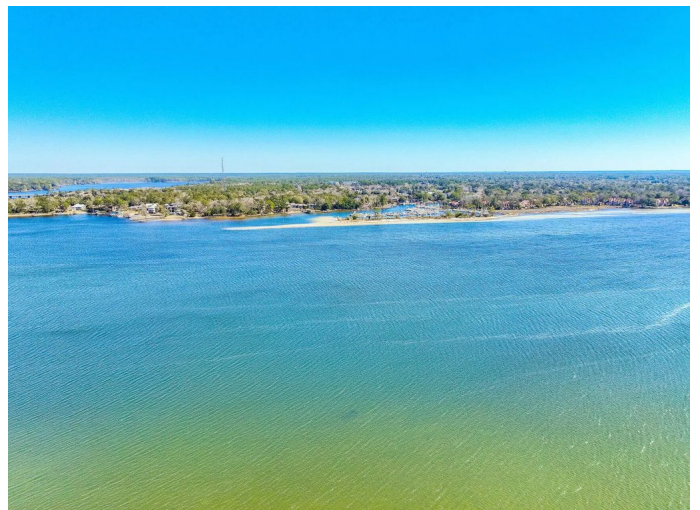
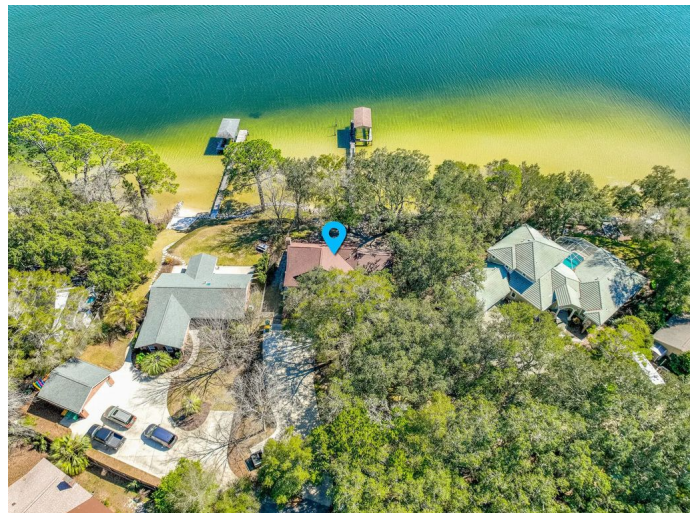
\$1,490,000

4 Bedroom, 4.00 Bathroom, 3,107 sqft

Detached Single Family on 0.68 Acres

METES & BOUNDS, Niceville, FL

CAREFREE waterfront living on a protected deep-water lot with 166' on Rocky Bayou!! This charming home is located on a private .68-acre lot on Rocky Bayou with panoramic views across the bayou from the Rocky Bayou bridge out towards Choctawhatchee Bay. Along with a HUGE yard, this home also comes with a double seawall as well as a dock with both a boathouse and a sailboat slip. The home was renovated in 2015 with the addition of a large kitchen, family room, dining room, office and master suite downstairs that offer captivating water views that take your breath away!! The kitchen is a chefs dream with an abundance of custom cabinets, beautiful granite counter tops, stainless appliances, a walk-in pantry and a large island breakfast bar. The kitchen is open to the family room accented with gorgeous wood ceiling beams that complement the hardwood floors and beautiful granite fireplace. The dining room is open to both the family room and kitchen and can accommodate oversized furniture. Just down the hall, you will find an office with double pocket doors for privacy. Adjacent to that is the master suite offering amazing bayou views and pampering you with a luxurious bath featuring 2 vanities, a jetted tub, a walk-in shower and a walk-in closet. Both the master bedroom and family room have doors to the screened porch where you will spend countless hours enjoying the gorgeous sunrise in the morning, the gentle bayou breeze in the afternoon and the spectacular moonrise at



night! Upstairs you will find another large master suite overlooking the bayou with two walk in closets and a private bath. There is also a convenient loft area as well as two additional bedrooms and another full bath. One of the upstairs bedrooms was expanded and offers a large sitting area as well as a walk-in closet.

Enjoy life on the bayou by enjoying the views from the back deck, sitting around the firepit, having a bar-b-q on the paver patio or sipping a cup of coffee on the screened porch while watching the sun rise. The dock offers a kayak platform as well as a covered boathouse and a boat slip for a sailboat. The property is protected by a seawall with rip-rap and a retaining wall as well. This is the "trifecta" of waterfront properties...1. Protected DEEP water, 2. AMAZING views and 3. NO FLOOD INSURANCE required because of the elevation of the lot!

Practical notes: roof (2013 reroof, 2015 addition roof, 2023 master bedroom roof), HVAC systems (2024 upstairs, 2019 & 2015 downstairs), tankless water heater (2025),

Welcome home and enjoy carefree waterfront living "sittin' on the dock of the bay watchin' the tide roll away..

Built in 1985

Essential Information

MLS® #	1006480
Price	\$1,490,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,107

Acres	0.68
Year Built	1985
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	1802 23rd Street
Area	13 - Niceville
Subdivision	METES & BOUNDS
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Gas - Natural, Public Water, Septic Tank
Parking	Garage Door Opener, Other, Oversized, Garage
# of Garages	2
View	Bay, Bayou
Is Waterfront	Yes
Waterfront	Bayou, Shore - Natural, Seawall
Water View	Bay, Bayou

Interior

Interior Features	Breakfast Bar, Beamed Ceilings, Vaulted Ceiling(s), Kitchen Island, Newly Painted, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Cooktop, Dishwasher, Microwave, Range Hood, Electric Water Heater, Gas Water Heater, Tankless Water Heater
Heating	Central, Natural Gas, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Boat Slip, Dock, Hurricane Shutters, Outdoor Shower, Yard Building
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Lot Description	Bulkhead/Seawall, Irregular Lot
Windows	Double Pane Windows, Window Treatments
Roof	Shingle
Construction	Siding Brick Some, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Zoning	County, Resid Single Family
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Listing Details

Listing Office	Keller Williams Realty Nville
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