

\$1,565,900 - 2422 Edgewater Drive, Niceville

MLS® #1013040

\$1,565,900

4 Bedroom, 4.00 Bathroom, 3,919 sqft

Detached Single Family on 0.59 Acres

EDGEWATER, Niceville, FL

Welcome to 2422 Edgewater Drive, an exceptional waterfront opportunity in Niceville offering approximately 90 feet of waterfront, expansive living spaces, and breathtaking water views from nearly every room. With its impressive size, soaring ceilings, incredible parking, and private dock, this home is ready for a new owner to bring their vision and personal style to a truly special property.

Designed with both everyday living and entertaining in mind, the home features two spacious living areas, two dining spaces, three gas fireplaces, and generously sized rooms throughout. Tall, dramatic ceilings create an open and airy feel while walls of windows showcase the surrounding water and fill the home with natural light. The oversized rooms provide endless possibilities for updating, decorating, and creating a custom waterfront retreat.

Outside, the lifestyle is just as impressive. Approximately 90 feet of waterfront leads to a private dock equipped with both a boat lift and jet ski lift, making it easy to enjoy days on the water right from your backyard. Whether boating, fishing, paddleboarding, or simply relaxing while taking in the views, this property offers the waterfront experience buyers dream about.

The oversized three-car garage is complemented by a massive driveway with abundant additional parking, including space for a boat or RV. With no HOA, homeowners



have even more flexibility to enjoy the property and all it has to offer.

Offering an exceptional combination of waterfront, space, privacy, and potential, 2422 Edgewater Drive is a rare opportunity to create a spectacular home in one of Niceville's most desirable settings. Bring your vision and transform this impressive waterfront property into the showplace it was meant to be.

Property is being offered and sold AS-IS.
Buyer to verify all measurements, dimensions, and information deemed important to the buyer. Roof 2014, HVAC 2x 2024, WH, 2x 2026 and 2014, GE electrical panels

Built in 1994

Essential Information

MLS® #	1013040
Price	\$1,565,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,919
Acres	0.59
Year Built	1994
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	2422 Edgewater Drive
Area	13 - Niceville
Subdivision	EDGEWATER
City	Niceville
County	Okaloosa
State	FL

Zip Code 32578

Amenities

Utilities Electric, Gas - Natural, Public Sewer, Public Water
Parking Garage Door Opener, Boat, Oversized, RV Access/Parking, Garage
of Garages 3
View Bayou
Is Waterfront Yes
Waterfront Bayou, Seawall
Water View Bayou

Interior

Interior Features Bookcases, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace 2+, Handicap Provisions, Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Wallpaper, Washer/Dryer Hookup, Wet Bar
Appliances Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Electric Water Heater, Gas Water Heater
Heating Natural Gas, Gas - Natural
Cooling Central Air
Fireplace Yes
Fireplaces Fireplace Gas
of Stories 1

Exterior

Exterior Features Boat Slip, Boatlift, Dock, Hurricane Shutters, Outdoor Shower, Sprinkler System, Rain Gutters
Lot Description Cul-De-Sac, Dead End, Within 1/2 Mile to Water
Windows Window Treatments
Roof Shingle
Construction Brick, Trim Vinyl
Foundation Slab

School Information

Elementary Plew
Middle Ruckel
High Niceville

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office

EXP Realty LLC

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