

\$2,795,000 - 296 S Bayshore Drive, Valparaiso

MLS® #1001951

\$2,795,000

4 Bedroom, 4.00 Bathroom, 3,458 sqft

Detached Single Family on 0.75 Acres

METES & BOUNDS, Valparaiso, FL

Deep-Water Dock & Navigability Year-Round!
No H.O.A.! Extraordinary contemporary enclave oriented along 375' of pristine shoreline on Tom's Bayou, dual boat slips and lifts, as well as a paddleboard launch. This private .75 acre estate features a remarkably rare expanse of deep-water frontage, measuring approximately 415 feet on gorgeous deep-water with a phenomenal view corridor enjoying the depth and dimension of Tom's Bayou. This architecturally refined residence offers a rare opportunity to own a true coastal showpiece in Valparaiso, tucked along its protected bayou, which is connected to the Choctawhatchee Bay. This phenomenal property is showcased in Dwell Magazine, www.dwell.com/home/the-bayou-house-cf4cd678. This architectural masterpiece, yielding approximately 3,465 conditioned.. square feet (over 5,000 square feet under roof), contains and elevated living spaces that capture an abundance of natural light and frame tranquil water views from nearly every perspective. Tiered-level, exterior decks create seamless indoor-outdoor living, ideal for both quiet mornings and entertaining at sunset.

Designed with versatility in mind, this home features a bonus space perfectly suited for an art studio, office, and/or fitness studio, to name only a few possibilities; in a space that magnifies inspiring views and creative separation from the main living areas. The ground-level storage room contains a



commercial-grade ice machine that is close to the dock, and provides substantial space for kayaks, tackle room, paddleboards, boating gear, and more--obviously an essential complement to support the onvenient waterfront lifestyle.

For boating enthusiasts, the property is exceptionally equipped with a private, newly constructed dock featuring two boat slips with lifts (constructed utilizing eco-pilings and composite decking), providing convenient access to the Choctawhatchee Bay through Tom's Bayou. The protected bayou setting offers calm waters, added privacy, and ideal conditions and water depths for year-round enjoyment.

Ideally located just minutes from Eglin Air Force Base and the conveniences of Niceville, and a short drive to the renowned Emerald Coast white sand beaches, this property offers compelling accessibility while still preserving serene coastal living. This trophy home exhibits stunning architecture, detailed craftsmanship of finishes and features throughout, and a thoughtfully designed floorplan; this all equates to a rare and sensational waterfront opportunity! Please inquire for further details and to coordinate a private showing.

Built in 2021

Essential Information

MLS® #	1001951
Price	\$2,795,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,458

Acres	0.75
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	296 S Bayshore Drive
Area	13 - Niceville
Subdivision	METES & BOUNDS
City	Valparaiso
County	Okaloosa
State	FL
Zip Code	32580

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Other, Garage
# of Garages	2
View	Bay, Bayou
Is Waterfront	Yes
Waterfront	Bay, Bayou
Water View	Bay, Bayou

Interior

Interior Features	Vaulted Ceiling(s), Fireplace, Pantry, Washer/Dryer Hookup, Elevator
Appliances	Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Boat Slip, Boatlift, Dock, Sprinkler System, Separate Living Area
Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments

School Information

Elementary	Lewis
Middle	Lewis or Ruckel
High	Niceville

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Somers & Company
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