

# \$1,199,000 - 4014 Sugarcane Creek Run, Niceville

MLS® #1003416

**\$1,199,000**

5 Bedroom, 4.00 Bathroom, 4,394 sqft

Detached Single Family on 0.46 Acres

SWIFT CREEK PH VI, Niceville, FL

Welcome to Swift Creek, one of the best neighborhoods in Niceville! This custom-built, 4,394-square-foot home sits directly across from the tennis courts and is just a quick walk down the block from the clubhouse, pool, and basketball courts. It features a beautiful Mediterranean style with stucco siding and a classic clay tile roof, but what really sets this place apart is how it was built. The original owners focused heavily on quality where you can't see it. It's constructed with 2x6 exterior walls, heavy-duty 2x10 roof trusses, and solid 5/8" plywood decking instead of the cheaper OSB you usually find. They also went all-out on energy efficiency and safety, using closed-cell insulation in the attic, open-cell in the walls, and premium Jeld-Wen impact-glass hurricane windows throughout. It's incredibly solid, energy-efficient, and built to last. Inside, the house feels bright, open, and high-end. The kitchen and butler's pantry feature gorgeous granite countertops, high-quality 42" all-wood cabinets, stainless steel appliances, and a beautiful tile backsplash. You'll notice great architectural details everywhere you look, like the coffered ceiling in the living room and custom tray ceilings in the family room, dining room, master bedroom, and breakfast nook. The main living area is completely wired for surround sound and has a cozy gas fireplace to gather around. The master bathroom is another huge highlight, it's been beautifully updated with a freestanding soaking tub, sleek mirrors, modern gold



hardware, and eye-catching tile work. One of the coolest parts of the property is the massive 700-square-foot bonus room (5th Bedroom) above the 3-car garage. Because it's heated and cooled and has its own full bathroom (complete with a shower, vanity, and even a urinal), it makes the perfect man cave, a private home office, or a separate guest suite. Out back, you can look forward to hanging out on the massive 655-square-foot screened lanai, which already has a gas hookup ready for your grill. The backyard is completely private thanks to a 6-foot fence. This property has been extremely well maintained, and the pride of ownership truly shows! Be sure to check out the 360 virtual tour to get a real feel for the layout.

Built in 2010

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1003416                |
| Price          | \$1,199,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 4,394                  |
| Acres          | 0.46                   |
| Year Built     | 2010                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Contemporary           |
| Status         | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 4014 Sugarcane Creek Run |
| Area        | 13 - Niceville           |
| Subdivision | SWIFT CREEK PH VI        |
| City        | Niceville                |

|          |          |
|----------|----------|
| County   | Okaloosa |
| State    | FL       |
| Zip Code | 32578    |

### **Amenities**

|              |                                                        |
|--------------|--------------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Phone, Public Water, TV Cable |
| Parking      | Garage Door Opener                                     |
| # of Garages | 3                                                      |

### **Interior**

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Upgraded Media Wing, Washer/Dryer Hookup, Woodwork Painted |
| Appliances        | Dishwasher, Disposal, Microwave, Range Hood, Electric Water Heater                                                                                           |
| Heating           | Gas - Natural                                                                                                                                                |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                          |
| Fireplaces        | EPA Qualified Fireplace, Fireplace Gas                                                                                                                       |
| # of Stories      | 2                                                                                                                                                            |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony, Private Yard, Sprinkler System      |
| Lot Description   | Covenants, Interior Lot, Level, Restrictions |
| Windows           | Double Pane Windows                          |
| Roof              | Slate                                        |
| Construction      | Stucco                                       |
| Foundation        | Slab                                         |

### **School Information**

|            |           |
|------------|-----------|
| Elementary | Edge      |
| Middle     | Ruckel    |
| High       | Niceville |

### **Additional Information**

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | EXP Realty LLC |
|----------------|----------------|

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