

\$1,095,000 - 402 Tiger Pointe Drive, Niceville

MLS® #1011406

\$1,095,000

3 Bedroom, 3.00 Bathroom, 2,325 sqft

Detached Single Family on 0.65 Acres

SARAH ANNE POINTE S/D, Niceville, FL

WELCOME TO YOUR OWN PRIVATE POINT ON SARAH ANNE BAYOU- where life feels a little less ordinary and a lot more like paradise. With an incredible 226 feet of protected deep-water frontage, this .65-acre waterfront property offers a lifestyle that is increasingly hard to find in Niceville.

Arrive by boat and the experience is unforgettable: the property encompasses the entire point, creating the feeling that you're pulling up to your own private island. The deep-water dock has previously accommodated a 31' sailboat, making this a dream setting for boaters, sailors, anglers, paddleboarders- or anyone who believes the best days should begin and end on the water.

And what a waterfront it is. Watch mullet jump just off the point, herons stalk the shoreline and dolphins cruise the bayou. A wonderful reminder that this beautiful corner of Florida is still wonderfully wild.

Set on an elevated bluff and well back from the water's edge, the 1996-built home enjoys beautiful views across both Sarah Anne Bayou and Rocky Bayou. Mature hardwoods create a shaded canopy over the naturally landscaped backyard, while the expansive 400+ SF deck and charming waterfront gazebo invite you to slow down--morning coffee, sunset cocktails, dinner outside, or simply watching the water change with the light.



Inside, soaring ceilings and real hardwood, tile and marble flooring create an open, spacious feel. The remodeled kitchen includes a cozy coffee nook and opens to a versatile summer porch that can be screened during warmer months and enclosed when temperatures cool. The foyer and living areas feature a dramatic two-story ceiling and walls of natural light, while a one-of-a-kind custom hand-blown glass chandelier makes a statement in the foyer.

The primary suite is conveniently located downstairs with direct access to the deck, while two additional bedrooms and a full bath are upstairs. An oversized 2.5-car garage with EV charger and a generous utility room add everyday practicality.

But this property isn't really about a list of features. It's about stepping outside and deciding whether today calls for the boat, a paddleboard, a fishing rod or absolutely nothing at all. It's cocktails under the trees, dolphins in the bayou, boats tied at your own dock and sunsets from your own private point.

Some people VISIT paradise. You could LIVE here. Why wait? Call to schedule an appointment TODAY!

Built in 1996

Essential Information

MLS® #	1011406
Price	\$1,095,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,325

Acres	0.65
Year Built	1996
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	402 Tiger Pointe Drive
Area	13 - Niceville
Subdivision	SARAH ANNE POINTE S/D
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Gas - Natural, Public Water, Septic Tank
Parking	Garage
# of Garages	2
View	Bay, Bayou
Is Waterfront	Yes
Waterfront	Bayou, Shore - Natural, Shore - Rip Rap
Water View	Bay, Bayou

Interior

Interior Features	Vaulted Ceiling(s), Pantry, Split Bedroom
Appliances	Dishwasher, Range Hood, Refrigerator, Gas Water Heater
Heating	Natural Gas, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Boat Slip, Dock, Outdoor Shower, Sprinkler System
Lot Description	Cul-De-Sac, Irregular Lot, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Shingle

Construction	Frame, Siding Vinyl
Foundation	Slab

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Back Stage Realty
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