

\$2,195,000 - 4201 Ward Cove Drive, Niceville

MLS® #1009444

\$2,195,000

3 Bedroom, 3.00 Bathroom, 3,335 sqft

Detached Single Family on 0.75 Acres

METES & BOUNDS, Niceville, FL

Bayou-Front Retreat in Bluewater Bay! Set behind a gated, circular drive on 3/4 acres of lushly landscaped, oak- and palm-shaded grounds, this 3-bedroom, 2.5-bath Mediterranean-style home offers 95' of deep-water bayou frontage with a private dock and covered boat lift -- just minutes to Rocky Bayou, Choctawhatchee Bay, and the Gulf. A rich mahogany and leaded-glass front door opens to a foyer that sets the tone for the home's refined architectural detail -- arched porticos, soaring ceilings, and tray ceiling accents throughout. The open-concept great room features a stone fireplace flanked by built-in shelving and opens to a sunny breakfast nook framed by arched windows with water views. The kitchen offers granite counters, a tumbled-travertine backsplash, stainless appliances, and a walk-in pantry. Upstairs, the expansive primary suite is a true retreat, with a fireplace and wet bar, private balcony access, two walk-in closets, and a spa-style bath with soaking tub, dual vanities, and a glass-block walk-in shower. A dedicated home office, private gym, and spacious laundry/utility room add everyday flexibility, while an oversized 900+ sq ft garage with 14' ceilings offers rare storage for boats, gear, or toys. Multiple covered balconies and porches capture the water views and coastal breeze. A rare offering in one of Niceville's most sought-after waterfront communities -- don't miss it.



Built in 2001

Essential Information

MLS® #	1009444
Price	\$2,195,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,335
Acres	0.75
Year Built	2001
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Active

Community Information

Address	4201 Ward Cove Drive
Area	13 - Niceville
Subdivision	METES & BOUNDS
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Underground
Parking	Garage Door Opener, Oversized
# of Garages	2
Is Waterfront	Yes
Waterfront	Bay, Bayou

Interior

Interior Features	Central Vacuum, Bookcases, Crown Molding, Newly Painted, Pantry, Pull Down Stairs, Upgraded Media Wing, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)

Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Balcony, Boat Slip, Boatlift, Columns, Private Yard, Sprinkler System, Rain Gutters
Windows	Double Pane Windows, Window Treatments
Construction	Stucco, Trim Vinyl
Foundation	Slab

School Information

Elementary	Bluewater
Middle	Choice-Destin/Ruckel
High	Niceville

Additional Information

Zoning	County, Resid Single Family
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Listing Details

Listing Office	ERA American Real Estate
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