

\$875,000 - 4319 Sunset Beach Circle, Niceville

MLS® #996546

\$875,000

4 Bedroom, 4.00 Bathroom, 3,107 sqft

Detached Single Family on 0.16 Acres

SUNSET BEACH PH 2 BLUEWATER BAY,
Niceville, FL

MOTIVATED SELLER-See Additional Remarks--- Experience refined coastal luxury at 4319 Sunset Beach Circle, a custom-built residence in the exclusive guard-gated community of Sunset Beach within Bluewater Bay. Offering 3,107 square feet of thoughtfully designed living space, this exceptional home blends elevated design, superior craftsmanship, and energy-efficient construction into one impressive package.

A paved drive and Versailles-pattern travertine walk lead to a covered entry accented with tongue-and-groove wood ceilings and grand mahogany double doors with aged bronze hardware. Inside, natural light pours into the expansive main level where soaring ceilings and seamless travertine flooring connect the formal dining area, great room, chef's kitchen, and breakfast nook. The scale is both dramatic and welcoming, perfectly suited for intimate evenings or larger gatherings.

Extensive millwork, custom casings, and curated finishes elevate every space. The great room showcases 22-foot ceilings, statement chandeliers, a gas fireplace, and custom built-ins, all flowing effortlessly into a designer kitchen outfitted with professional-grade stainless steel Viking appliances, including dual convection ovens, a five-burner gas range with pot filler, and a



Viking refrigerator. An oversized island with prep sink and beverage station anchors the space, while soft-close cabinetry and a generous walk-in pantry provide abundant storage without sacrificing style.

The primary suite is privately situated on the main floor behind double eight-foot doors, offering a serene retreat with a spa-inspired bath featuring dual vanities with Carrara marble tops, a soaking tub, walk-in shower with dual heads, private water closet, and spacious walk-in closet.

Outdoor living is equally impressive. French doors and sliding glass panels open to a large covered porch complete with tile flooring, wood-paneled ceilings, and ample space for lounging or dining. Pre-plumbed for gas, water, and electric, the area is ready for a future summer kitchen. Beyond, mature landscaping and a generous sodded lawn create a beautiful and functional backyard setting.

Upstairs, two oversized bedrooms each enjoy private en suite baths, while a fourth bedroom--currently used as an office--offers flexibility along with a finished, climate-controlled walk-in storage space.

Built with 2x6 construction, spray fiber insulation, and foam roof decking, the home is designed for efficiency and durability. A DECRA stone-coated steel roof with, NEW Rinnai tankless water heater, dual Lennox heat pumps, Manabloc plumbing system, surround sound, and Kevlar hurricane shutters further highlight the home's commitment to quality and performance.

Residents of Sunset Beach enjoy exclusive access to Niceville's only bayfront, resort-style pool, private sandy beach, clubhouse, and 24-hour manned security, with HOA dues that

include lawn maintenance and lawn irrigation.

A custom home of this caliber, in this location, is a rare offering--thoughtfully designed, impeccably finished, and positioned within one of Niceville's most desirable waterfront communities.

Built in 2014

Essential Information

MLS® #	996546
Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,107
Acres	0.16
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Active

Community Information

Address	4319 Sunset Beach Circle
Area	13 - Niceville
Subdivision	SUNSET BEACH PH 2 BLUEWATER BAY
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Public Sewer, Public Water
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry
Appliances	Dishwasher, Microwave, Double Oven, Refrigerator, Tankless Water Heater
Heating	Central
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Hurricane Shutters
Windows	Double Pane Windows
Roof	Concrete
Construction	Stucco

School Information

Elementary	Bluewater
Middle	Choice-Destin/Ruckel
High	Niceville

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Beach House Sales and Development
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Listing information last updated on September 13th, 2026 at 3:37am CDT