

\$499,900 - 901 Valparaiso Boulevard, Niceville

MLS® #1011934

\$499,900

4 Bedroom, 3.00 Bathroom, 2,348 sqft

Detached Single Family on 0.38 Acres

MAGNOLIA SHORES S/D, Niceville, FL

Set on a generous corner lot with room for the boat, RV and everyday life, this four-bedroom, two-and-a-half-bath home pairs substantial recent improvements with a location that keeps the best of Niceville close at hand. From the double-door entrance to the screened porch out back, the home offers comfortable spaces, practical upgrades and flexibility for the way life is lived along the Emerald Coast.

Inside, the living room centers around a gas fireplace with mantle and an accent wall, creating an inviting gathering space with plenty of room to settle in. The spacious kitchen provides generous counter space and a suite of new appliances, including the refrigerator, range, dishwasher, hood and microwave. A stand-alone freezer adds valuable storage. Fresh interior paint and new trim give the home a crisp, updated feel while renovated bathrooms feature modern tile showers and distinctive black tile flooring.

The primary suite includes a custom closet organization system, while three additional bedrooms provide flexibility for family, guests, an office or hobbies. An expansive screened porch extends the living space outdoors, offering a comfortable spot to enjoy the corner-lot setting. The two-car garage is complemented by abundant additional parking with space to accommodate an RV or boat.

Significant improvements add another layer of



value, including brand new impact windows with a transferable warranty, R-38 blown-in whole-house insulation completed in 2024, and a new service panel and breaker box installed in 2023. The water heater was replaced in 2023 and the HVAC system dates in 2018. Fresh landscaping further enhances the exterior.

The location puts everyday conveniences and recreation within easy reach. Niceville High School and Ruckel Middle School are nearby, while Lions Park and its public boat ramp are approximately half a mile away, making a day on the water especially convenient. Shopping, dining, parks, military bases and the bay are all readily accessible, with the beaches of the Emerald Coast just a short drive away. With its extensive updates, generous parking and proximity to both the water and the conveniences of Niceville, this home is ready for its next chapter.

Built in 1974

Essential Information

MLS® #	1011934
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,348
Acres	0.38
Year Built	1974
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

Community Information

Address	901 Valparaiso Boulevard
Area	13 - Niceville
Subdivision	MAGNOLIA SHORES S/D
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Boat, Guest, Oversized, RV Access/Parking, Garage
# of Garages	2

Interior

Interior Features	Crown Molding, Recessed Lighting, Newly Painted, Split Bedroom, Walls Wainscoting, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Microwave, Refrigerator, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Rain Gutters
Lot Description	Corner Lot
Windows	Storm Window(s)
Roof	Metal
Construction	Brick

School Information

Elementary	Plew
Middle	Lewis or Ruckel
High	Niceville

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office

Scenic Sotheby's International Realty

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