

\$3,800,000 - 923 Lido Circle, Niceville

MLS® #989054

\$3,800,000

7 Bedroom, 8.00 Bathroom, 6,952 sqft

Detached Single Family

LIDO VILLAGE, Niceville, FL

Offered exclusively for the first time, 923 Lido Circle presents a rare opportunity to own a masterfully designed European-inspired bayfront estate in the coveted Bluewater Bay community. Set along 100 feet of private Choctawhatchee Bay waterfront, this extraordinary residence offers nearly 7,000 square feet of living space and 8,710 total square feet, with beautiful water views and an exceptional setting for both everyday living and entertaining. Built by Maurice Sweet of Tier One Custom Homes, the residence reflects an uncompromising commitment to craftsmanship, quality, and detail, enhanced by meticulous German engineering. European-inspired design is woven throughout, from a historic scroll detailing the home's story and preserved beneath a glass-tiled entryway to custom Murano glass lighting throughout, imported finishes, and distinctive architectural elements. Designed with entertaining in mind, the expansive interiors provide an effortless backdrop for gatherings large and small, while the waterfront setting brings the beauty of Choctawhatchee Bay into nearly every experience. Thoughtfully appointed spaces, generous scale and timeless materials create a home that feels equally suited to elegant entertaining and relaxed coastal living. Private, sophisticated and unlike anything else currently offered in Bluewater Bay, 923 Lido Circle is an exceptional waterfront estate where craftsmanship, architecture and setting



come together in a truly remarkable way. Each of the seven generously sized bedrooms features an ensuite, providing comfort and privacy for family and guests. A bay front office with a private bath serves as a tranquil work-from-home space with panoramic water views. The chef's kitchen is equipped with premium Miele appliances, including a steamer, wine refrigerator, ice maker, and a refrigerated walk-in pantry, perfect for both entertaining and everyday luxury. Large, open-concept living areas flow seamlessly, creating a layout ideal for gatherings, while still offering intimate retreats throughout the home. Outdoors, a fully enclosed saltwater pool and spa are surrounded by covered patios and balconies, with a summer kitchen complete with food prep and cooking areas. Whether relaxing by the pool or entertaining guests, the outdoor living spaces provide year-round enjoyment with sweeping views of the bay. The property's private party deck extends over the bay, providing a front-row seat to daily dolphin sightings, vibrant sunsets, and colorful rainbows. It's also equipped for boat dockage, offering convenient access to boating and water sports. Additional features include a guest house under beam, oversized walk-in closets, bidets in most bathrooms, solar panels for energy efficiency, and electronically controlled storm shutters for added security and peace of mind. Located in a quiet, upscale enclave of Bluewater Bay, this home is just minutes from the marina, Freedom Boat Club, sailing, water sports, LJ Schooners waterfront restaurant, and a host of recreational amenities, including golf, tennis, pickle ball, community pools, and walking trails. Destin's famed white-sand beaches including Crystal Beach are only a 10-minute drive away. The area also offers proximity to top-rated schools, shopping, dining, parks, hospitals, and all the conveniences of the Emerald Coast lifestyle. For the discerning buyer seeking a serene

retreat that doesn't compromise on luxury, access, or amenities, this home represents an unparalleled coastal living experience.

Built in 2002

Essential Information

MLS® #	989054
Price	\$3,800,000
Bedrooms	7
Bathrooms	8.00
Full Baths	8
Square Footage	6,952
Year Built	2002
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Active

Community Information

Address	923 Lido Circle
Area	13 - Niceville
Subdivision	LIDO VILLAGE
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Public Sewer, Public Water
Parking	Boat, Golf Cart Garage
View	Bay
Is Waterfront	Yes
Waterfront	Bay
Water View	Bay

Interior

# of Stories	2
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Exterior

Lot Description	Bulkhead/Seawall
Construction	Block, Concrete

School Information

Elementary	Bluewater
Middle	Choice-Destin/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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