

\$989,900 - 4246 Bobcat Cove, Niceville

MLS® #1012982

\$989,900

4 Bedroom, 5.00 Bathroom, 3,538 sqft
Residential on 0.59 Acres

MAGNOLIA PLANTATION AT BLUEWATER BAY, Niceville, FL

Welcome to 4246 Bobcat Cove, an exceptional residence tucked away on a quiet cul-de-sac within one of Niceville's desirable gated communities. Offering four bedrooms, five bathrooms, two spacious levels, an impressive nearly four-car garage, and a spectacular private backyard retreat, this beautifully updated home delivers the space, style, and indoor-outdoor lifestyle that are increasingly difficult to find.

From the moment you enter, soaring vaulted ceilings create a dramatic sense of volume while abundant natural light enhances the home's warm and inviting atmosphere. Generous living spaces flow effortlessly throughout the main level, creating a floor plan equally suited for relaxed everyday living and memorable entertaining.

At the heart of the home is a beautifully updated kitchen designed to impress.

Stunning Taj Mahal quartzite countertops pair with Café GE appliances, a KitchenAid cooktop, built-in Miele coffee system, and undercounter wine refrigerator to create a sophisticated space that is as functional as it is beautiful. Whether hosting a crowd or enjoying a quiet morning at home, this kitchen is truly a showpiece.

The spacious primary suite offers a private retreat with generous proportions and a comfortable, serene feel. A separate downstairs guest suite provides exceptional flexibility and includes a Murphy bed that conveys with the home. Upstairs, two



additional bedrooms each feature their own private ensuite bathrooms, offering an ideal arrangement for -- family members or overnight guests.

Outside is where this property truly becomes extraordinary. An expansive screened lanai and resort-style pool area create a private outdoor oasis overlooking the beautifully landscaped backyard. The enormous screened enclosure provides exceptional space for lounging, dining, entertaining, and enjoying the Florida lifestyle nearly year-round. Updated pavers and a completely re-screened lanai further enhance the space, while refreshed landscaping, new sod, and a new sprinkler system completed in 2021 create a lush backdrop surrounding the pool.

The home has also benefited from an extensive collection of thoughtful improvements. Recent updates include a tankless water heater, custom remodeled laundry room cabinetry and pantry, new pool lights, updated kitchen appliances, a new downstairs HVAC/air handler, refreshed bathroom and laundry flooring, updated interior and exterior lighting and fans, and permanent EverLights exterior lighting.

Equally impressive are the substantial exterior improvements, including a 2017 roof, Hardie board siding, impact-rated windows and sliding doors throughout, impact-rated exterior doors, and two impact-rated garage doors--valuable upgrades that add both long-term appeal and peace of mind.

Completing the property is the rare and highly desirable nearly four-car garage, providing exceptional space for vehicles, storage, recreational equipment, or hobbies.

With its gated setting, private cul-de-sac

location, soaring ceilings, beautifully appointed kitchen, spacious primary retreat, ensuite guest accommodations, remarkable garage space, and incredible pool and screened lanai, 4246 Bobcat Cove is far more than a beautiful home--it is an exceptional Niceville lifestyle property designed for entertaining, relaxing, and enjoying Florida living at its finest.

Built in 1995

Essential Information

MLS® #	1012982
Price	\$989,900
Sold Price	\$1,000,000
Date Sold	\$2026-10-15
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,538
Acres	0.59
Year Built	1995
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	4246 Bobcat Cove
Area	13 - Niceville
Subdivision	MAGNOLIA PLANTATION AT BLUEWATER BAY
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
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Parking	Garage Door Opener, Oversized, Garage
# of Garages	3
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Gas Water Heater, Tankless Water Heater
Heating	Natural Gas, Gas - Natural
Cooling	Central Air, Attic Fan, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Hot Tub, Lawn Pump, Pool - Gunite Concr, Pool - Enclosed, Sprinkler System, Rain Gutters
Lot Description	Covenants, Cul-De-Sac, Easements, Restrictions
Windows	Double Pane Windows, Storm Window(s), Window Treatments
Roof	Shingle
Construction	Trim Vinyl, Siding CmntFbrHrdBrd

School Information

Elementary	Bluewater
Middle	Choice-Destin/Ruckel
High	Niceville

Additional Information

Days on Website	21
Zoning	Resid Single Family

Listing Details

Listing Office	EXP Realty LLC
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