

A SWIFT CREEK PRE-CONSTRUCTION OPPORTUNITY

THE COVINGTON

221 SweetWater Run
Niceville, FL 32578

Living area – 3020 sf
total covered area – 4024 sf



NOTE: The home under contract has a left side garage entrance, not a front entrance as shown in the artist's concept.

The first view of this magnificent single story home on its 0.47 acre site will be quite imposing. Stately windows with eyebrow transoms and a perfectly complemented color scheme (soft gray-green stucco below and sedate gray above, dark green accent in front door, sedate gray garage door with antique brass coach lights, cream trim, 40-year dimensional shingles in a woodland pattern) will give this home a feeling and presentation that can only be called grand.

The inviting double door entrance with its overhead transom and recessed light ushers you into a large foyer flanked by columns that perfectly frame the great room you see straight ahead. You notice immediately that the interior wall and floor colors are a soft neutral that will match your personal touches. To the left of the foyer is the entrance to the den. Past it is the entrance to the master suite. On the right are the dining room and a hall leading to two guest rooms and the utility room. As you step forward into the great room and look to the left, you see a built in entertainment center with a 36 inch Majestic electric fireplace, glass shelves, arched soffits, dentil molding, and wood mantle. You notice that the great room's treyed ceiling leads your eye to the far end of this large living area where you see two sliding glass doors. Beyond them is a huge covered deck, an unsurpassable outdoor entertainment and relaxation center. A set of steps leads down about 6 feet to ground level, beyond which is a forest of stately old growth Pine trees anchoring the grounds to the rear of the house. The land slopes down to the Nature Trail along Swift Creek, bordering the Nature Preserve. No one can build behind you, and there's nothing to disturb you but the sound of birds circling among the trees. It's very quiet, very private, and very serene. Magnificent.

Other upgrade features that you notice as you tour your new home include 5 ¼ inch crown molding and baseboards, 3 ¼ inch casings and window aprons; arched soffits, ceiling height mirrors, and Cherry cabinets in all baths; bullnose cultured marble vanities and Monticello Chrome towel bars/TP holder in the master bath, a decorative tile package for the master bath shower and tub, cultured marble vanities in bathrooms 2 and 3, a tile backsplash and Corian countertops with integrated sink in the kitchen; Whirlpool appliances that include a 30" electric cooktop, range hood, built in oven/microwave combination, dishwasher and disposal; Moen faucets throughout the home, Kwik-Set handles and latches for exterior and interior doors, additional recessed lighting throughout, and additional great room floor outlets.

You will also get an irrigation system, a security system, finished and painted garage interior, a garage door opener with two remotes, front and garage entry chimes, two outside floodlights, zoned air conditioning, and an 80 gallon hot water heater with this outstanding home.

Everything speaks of quality and elegance. The spaciousness, the ceramic tile everywhere except the carpeted bedrooms, the kitchen and bathroom appointments, and the care and quality that are the hallmark of Wayne Homes (2004 Builder's Award winner) speak of value. Yet there is ample opportunity for you to put your touch on your home with your selection of colors, fans, chandeliers, and other appointments. This outstanding home in a premiere community is perfectly situated to use the private community center and its pool, the Nature Trail, the children's park, and amenities yet to come. It's all there. Estimated completion is Spring 2006.

Asking \$775,000.

Contact:

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Seller is a licensed real estate agent.