

\$1,385,347 - 1335 Windward Circle, Niceville

MLS® #928088

\$1,385,347

4 Bedroom, 3.00 Bathroom, 2,858 sqft
Detached Single Family on 0.34 Acres

WINDWARD PH 1 BLUEWATER BAY, Niceville, FL

RARE WATERFRONT OPPORTUNITY!!

Welcome Home to 1335 Windward Circle, the most sought-after street in Niceville and where you'll find the ultimate sunset views on Choctawhatchee Bay. Spacious one level Living; 4 bedrooms, 2 1/2 half baths, 3 car garage. Open & inviting with 11' ceilings, two spacious living areas, expansive slider doors that perfectly frame the picturesque views of the pool & the Bay. The Gourmet kitchen is stunning with white quartz countertops, brushed gold hardware, Sub Zero Refrigerator, 6 burner gas range w/oven! A charming breakfast nook beckons with additional sliding glass doors that lead to the open Florida room which provides a seamless transition to the pool, hot tub and Bayfront Lifestyle! Your Primary Suite is expansive, complete with a cozy sitting area and ensuite primary bathroom with double vanity, quartz countertops, a spacious walk-in shower, a luxurious jacuzzi tub and two generous closets. There are 2 Guest Bedrooms on the opposite side of the home with guest bath & laundry; along with a 4th bedroom, currently being used as an office. Exterior highlights of this remarkable property include a sprinkler system, an outdoor shower, a pool and hot tub. The oversized three-car garage with crescent paver driveway provides ample maneuvering room for multiple vehicles. Enjoy the Brand-New Boat Dock with 32' boathouse with ThruFlow" composite decking, 8000lb boat lift, swim platform, piling wrap, hurricane braces, lighting and plumbing



with 2 hose reels fore and aft for cleaning your boat. The enhanced design allows easy access for paddleboarding, kayaking, and even dolphin watching. The large patio has recently been fitted with a hurricane-rated power roll down screen. Windward offers a central brick paver gathering park, a 100-foot sandy beach park with a boat dock, and exclusive zero-entry access to the bay for swimming, reserved solely for homeowners and their guests. Bluewater Bay, a meticulously planned community, offers an array of amenities including scenic lakes, parks, sports fields, four swimming pools, a bayside marina, pickleball and tennis courts. This property truly embodies the essence of community living and waterfront lifestyle, making it an absolute must-see for discerning buyers.

Built in 1996

Essential Information

MLS® #	928088
Sold Price	\$1,385,347
List Price	\$1,399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,858
Acres	0.34
Year Built	1996
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address 1335 Windward Circle

Area	13 - Niceville
Subdivision	WINDWARD PH 1 BLUEWATER BAY
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Amenities	Beach, Dock, Fishing, Gated Community, Picnic Area
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking Spaces	3
Parking	Garage, Garage Attached, Golf Cart Enclosed
# of Garages	3
Is Waterfront	Yes
Waterfront	Bay
Has Pool	Yes
Pool	Pool - Gunite Concrct, Pool - In-Ground, Private

Interior

Interior Features	Breakfast Bar, Ceiling Raised, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - None, Kitchen Island, Lighting Recessed, Pantry, Plantation Shutters, Pull Down Stairs, Split Bedroom, Window Bay, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Dryer, Microwave, Oven Continue Clean, Refrigerator, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior	Roof Tile/Slate
Exterior Features	Boathouse, Boatlift, Dock, Lawn Pump, Pool - Gunite Concrct, Pool - In-Ground, Porch, Shower, Sprinkler System
Lot Description	Bulkhead/Seawall, Flood Insurance Req, Interior, Level, Restrictions, Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows
Roof	Roof Tile/Slate

School Information

Elementary	Bluewater
Middle	Choice-Destin/Ruckel
High	Niceville

Additional Information

Days on Website	391
Zoning	Resid Single Family
HOA Fees	250.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	EXP Realty LLC
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