

\$479,000 - 109 Meadow Woods Ln, NICEVILLE

MLS® #957067

\$479,000

4 Bedroom, 3.00 Bathroom, 2,019 sqft
Detached Single Family on 0.24 Acres

MEADOW WOODS, NICEVILLE, FL

Discover your perfect retreat in the sought-after neighborhood of Bluewater Bay! This beautifully maintained 2-story home seamlessly blends comfort and practicality, featuring 4 generously sized bedrooms and 2.5 bathrooms. The primary bedroom, conveniently located on the ground floor, offers a serene escape with an en-suite bathroom and easy access to your beautifully landscaped backyard, perfect for relaxation and outdoor gatherings. Venture upstairs to find three additional bedrooms, providing ample space for family or guests. Two of these oversized rooms are incredibly versatile and can easily be transformed into a home office, playroom, gym, or craft area--tailoring the space to fit your lifestyle has never been easier! Step outside and immerse yourself in your backyard paradise, complete with two charming pergolas and a sun deck which adds to a relaxing environment for enjoying the warm Florida sun. The property also includes a 5x7 shed for additional storage, as well as a detached carport measuring 14x24x12, featuring a double gate for effortless access from the street behind, ensuring convenience for parking or storing recreational vehicles. This home is perfectly situated in the Niceville/Bluewater Bay area, which captures the essence of a charming small-town vibe, complete with a warm community atmosphere and a welcoming spirit. Residents will appreciate the convenience of nearby shopping and dining options, all just minutes



from the stunning beaches that make this destination so cherished. Additionally, the proximity to military bases enhances the area's appeal, creating an ideal setting for those who value a strong sense of community and easy access to the best of coastal living. Sellers are willing to put on a new roof with a full price offer. Roof 2006, HVAC 2010, Water Heater 2015. Information herein is believed to be accurate, but buyers must verify any information deemed important.

Built in 1990

Essential Information

MLS® #	957067
Price	\$479,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,019
Acres	0.24
Year Built	1990
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	109 Meadow Woods Ln
Area	Niceville
Subdivision	MEADOW WOODS
City	NICEVILLE
County	OKALOOSA
State	FL
Zip Code	32578

Amenities

Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water
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	Available
Parking Spaces	2
Parking	Carport: Detached, Garage: Attached
# of Garages	2
Pool	Community, Private

Interior

Interior Features	Floor Hardwood, Floor Tile, Ceiling Tray/Cofferd, Ceiling Vaulted, Fireplace Gas, Floor WW Carpet, Lighting Recessed, Pantry, Skylight(s), Washer/Dryer Hookup, Window Treatmnt Some
Appliances	Dishwasher, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Auto Garage Door Opn, Disposal
Heating	Heat: Central Gas
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior	Foundation Slab On Grade, Roof Dimensional Shingle, Siding Brick Front, Siding Vinyl
Exterior Features	Fenced Back Yard, Deck Covered, Deck Open, Fenced Privacy, Lawn Pump, Patio Covered, Sprinkler System, Yard Building, Rain Gutter
Lot Description	Survey Available
Windows	Double Paned Windows
Roof	Roof Dimensional Shingle
Foundation	Foundation Slab On Grade, Siding Vinyl

School Information

Elementary	Bluewater
Middle	Choice-Destin/Ruckel
High	NICEVILLE

Additional Information

Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	Berkshire Hathaway HomeServices PenFed Realty
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