

# \$539,000 - 1136 W Troon Dr, NICEVILLE

MLS® #952720

## \$539,000

3 Bedroom, 3.00 Bathroom, 2,443 sqft  
Detached Single Family on 0.28 Acres

ST ANDREWS VILLAGE SOUTH 2, NICEVILLE, FL

Just updated with Luxury vinyl plank flooring and fresh. paint. This beautifully maintained all-brick home is located in the desirable Bluewater Bay community, directly on the golf course. A large living room with wood burning fireplace is perfect for entertaining or relaxing. The kitchen has been updated with granite countertops and updated appliances. This home comes with a new roof installed in 2021 and two HVAC systems to keep you comfortable year-round. The large master suite boasts a separate shower and soaking tub. Two additional bedrooms and a bathroom are located upstairs, providing plenty of space for family or guests. Bluewater Bay offers a full marina, golf course, tennis center, 3 pools and waterfront dining.

Built in 1989

## Essential Information

MLS® #	952720
Price	\$539,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,443
Acres	0.28
Year Built	1989
Type	Detached Single Family



Sub-Type	Detached Single Family
Style	Traditional
Status	Active

### Community Information

Address	1136 W Troon Dr
Area	Niceville
Subdivision	ST ANDREWS VILLAGE SOUTH 2
City	NICEVILLE
County	OKALOOSA
State	FL
Zip Code	32578

### Amenities

Amenities	Beach, Fishing, Golf, Picnic Area, Pool, Tennis, Waterfront, Boat Launch, Dock, Marina
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Pool	Community, Private

### Interior

Interior Features	Breakfast Bar, Floor WW Carpet, Pantry, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted, Ceiling Vaulted, Fireplace
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Range Hood, Refrigerator, Smoke Detector, Stove/Oven Electric
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

### Exterior

Exterior	Roof Dimensional Shingle, Siding Brick All, Trim Wood
Exterior Features	Deck Open
Lot Description	Restrictions
Windows	Double Paned Windows

Roof                      Roof Dimensional Shingle

### **School Information**

Elementary              Bluewater  
Middle                    Ruckel  
High                        NICEVILLE

### **Additional Information**

Zoning                    Residential Single Family  
HOA Fees                0.00

### **Listing Details**

Listing Office            Coldwell Banker Realty

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