

\$2,800,000 - 1349 Windward Cir, NICEVILLE

MLS® #955892

\$2,800,000

4 Bedroom, 6.00 Bathroom, 4,761 sqft
Detached Single Family on 0.33 Acres

WINDWARD PH 2 BLUEWATER BAY, NICEVILLE, FL

EXQUISITE custom built waterfront home in the gated community of Windward in Bluewater Bay. Enjoy panoramic sunset bay views from almost every room in the home as well as from the pool deck and dock! This 4761sf home features 4 bedrooms and 5.5 baths as well as a heated saltwater pool and a HUGE 3 car garage. When you enter through the large front door you will be captivated by the bay views through the floor to ceiling windows along the back of the house. The living and dining room are open to the kitchen that is defined by gorgeous brick arches. The living room features built in book cases as well as a wonderful wine room with a separate cooling system. The well-appointed kitchen has an abundance of cabinets, beautiful quartz counters and stainless appliances. Just off of the kitchen is a sitting room surrounded by glass that is the perfect place to watch the sun set over the bay. The downstairs master suite offers stunning views of the bay and the master bath with its custom curved shower is sure to pamper you. The 2nd bedroom is also downstairs and it features a private bath making it a perfect guest suite. There is also a convenient office space leading to an oversized laundry room with space for an additional refrigerator and additional storage cabinets. Upstairs you will find a HUGE flex space that is heated and cooled by a ventless HVAC system that can be used as a gym, office, additional bedroom, etc. The two bedrooms upstairs each have a private bath



and there is also an additional living area making this upstairs space perfect for extended family. You will LOVE the TWO large storage rooms upstairs as well. Back downstairs, you will find the oversized 3 car garage with a epoxy floor that is cooled by another ventless HVAC system. You will love entertaining and watching dolphins swim by from the large covered back porch overlooking the pool, firepit and dock area. This amazing home will make all your waterfront dreams come true!!

Built in 2018

Essential Information

MLS® #	955892
Price	\$2,800,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,761
Acres	0.33
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Active

Community Information

Address	1349 Windward Cir
Area	Niceville
Subdivision	WINDWARD PH 2 BLUEWATER BAY
City	NICEVILLE
County	OKALOOSA
State	FL
Zip Code	32578

Amenities

Amenities	Gated Community, Pickle Ball, Golf, Marina, Tennis
Utilities	Electric Available, Public Sewer Available, Public Water Available, Underground, Gas - Natural
Parking Spaces	3
Parking	Garage, Garage: Attached, Oversized
# of Garages	3
Is Waterfront	Yes
Waterfront	BAY
Water View	BAY
Has Pool	Yes
Pool	Pool - In-Ground, Private, Pool - Heated, Community

Interior

Interior Features	Breakfast Bar, Floor Tile, Built-In Bookcases, Ceiling Raised, Fireplace Gas, Split Bedroom
Appliances	Dishwasher, Microwave, Refrigerator, Oven:Self Cleaning, Stove/Oven Gas, Wine Refrigerator
Heating	Heat: Central Gas
Cooling	A/C: Two Or More, A/C: Central Electric, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior	Siding Brick All, Roof Dimensional Shingle
Exterior Features	Dock, Pool - In-Ground, Boat Slip, Fenced Lot-Part, Guest Quarters, Pool - Heated
Lot Description	Restrictions, Easements
Roof	Roof Dimensional Shingle

School Information

Elementary	Bluewater
Middle	Ruckel
High	NICEVILLE

Additional Information

Zoning	Residential Single Family, Deed Restriction
HOA Fees	275.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office Keller Williams Realty Nville

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