

# \$949,000 - 211 Windsong Ct, NICEVILLE

MLS® #954990

## \$949,000

4 Bedroom, 3.00 Bathroom, 2,972 sqft  
Detached Single Family on 0.37 Acres

Southwind of Bluewater Bay, NICEVILLE, FL

This exquisite four-bedroom, three-bathroom residence in Southwind of Bluewater Bay epitomizes the Florida lifestyle. Spanning 2,972 square feet, it offers a wonderful split floor plan, seamlessly connecting indoor and outdoor living spaces. Located on a private, dead-end street in an exclusive, gated community, this gem is perfect for golfers, entertainers and families alike. Imagine hosting a grand gathering where guests can flow effortlessly from the living room to the outdoor living area, dining room, kitchen and den. With breathtaking views of the golf course, lake and lush trees, this home is designed for both intimate dinners and large-scale entertaining. The interior features lovely designer light fixtures, three-inch wood blinds, solid surface countertops, ceramic tile and tile accents. A gas fireplace adds warmth, while an eight-person hot tub offers relaxation. The office can easily serve as a fifth bedroom, providing flexibility for your lifestyle needs. Recent updates include fresh interior paint, a new A/C system and a roof that is just a few years old, ensuring the home is in excellent condition. Outdoors, a 500+square-foot screened and tiled area under the main beam of the home offers a tranquil retreat. Bluewater Bay amenities are abundant: enjoy pickleball and tennis courts, community pools, a 120-boat slip marina, a boat launch, LJ Schooners Dockside Restaurant & Oyster Bar, walking trails and numerous water sports. With easy access to Mid-Bay Bridge, the pristine



Destin beaches are just a 10-minute drive away. The meticulously maintained Bluewater Bay Golf Course, now professionally managed, adds to the allure, with this home overlooking the second green of the Marsh course and the serene lake beyond.

Built in 1998

### **Essential Information**

MLS® #	954990
Price	\$949,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,972
Acres	0.37
Year Built	1998
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Caribbean
Status	Active

### **Community Information**

Address	211 Windsong Ct
Area	Niceville
Subdivision	Southwind of Bluewater Bay
City	NICEVILLE
County	OKALOOSA
State	FL
Zip Code	32578

### **Amenities**

Amenities	Gated Community, Golf, Pickle Ball, No Short Term Rental, Tennis, Boat Launch, Marina
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Private Well
Parking	Garage: Attached, Golf Cart: Enclosed

Water View	Lake
Pool	Community, Private

### Interior

Interior Features	Ceiling Raised, Fireplace Gas, Atrium
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Fire Alarm/Sprinkler, Refrigerator, Refrigerator W/Ice Maker
Heating	Heat: Central Gas
Cooling	A/C: Central Electric
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

### Exterior

Exterior	Siding Stucco
Exterior Features	Fenced Back Yard, Fireplace, Hot Tub, Patio Enclosed, Porch Screened, Separate Living Area, Cabana, Pavillion/Gazebo
Lot Description	Dead End, Golf Course

### School Information

Elementary	Bluewater
Middle	Choice-Destin/Ruckel
High	NICEVILLE

### Additional Information

Zoning	Residential Single Family
HOA Fees	280.50
HOA Fees Freq.	Quarterly

### Listing Details

Listing Office	Scenic Sotheby's International Realty
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