

\$334,900 - 3207 Sunshine Ln, NICEVILLE

MLS® #956273

\$334,900

3 Bedroom, 2.00 Bathroom, 1,297 sqft
Detached Single Family on 0.15 Acres

CEDAR RIDGE PH 10, NICEVILLE, FL

Check out this well-kept, one-owner home in the friendly Cedar Ridge community! This lovely 3-bedroom, 2-bathroom house is on a spacious corner lot and is loaded with upgrades. All the windows for the house were replaced in 2005. The HVAC system was replaced in 2006, the HWH has been replaced since 2015 and the roof was updated in 2017, so you're covered for years to come. Plus, there's a termite bond for peace of mind. The kitchen is a dream with extra cabinetry, granite countertops, and a complete appliance package. Outside, there's an RV driveway with an electrical hookup, perfect for parking your RV or boat. The sprinkler system is hooked up to a well and pump, so you won't have to worry about a city water bill for your lawn. All window blinds are included, but fabric curtains aren't. Ceiling fans are installed throughout to keep things cool and comfortable. The yard is fully landscaped with a privacy fence, making it a perfect spot for relaxing. There's also attic storage and a 10x16 utility shed with electricity. Enjoy the enclosed 10x16 sunroom with tempered glass windows and an oversized two-section deck for outdoor fun. The house comes with hurricane shutters for added protection and screens on the garage doors for ventilation. Inside, two skylights brighten up the space, and the neutral walls are ready for your personal touch. The cozy gas fireplace adds warmth and charm. With durable tile and ceramic tile flooring throughout, maintenance is a breeze. This



home also has a foyer, pantry, 2nd refrigerator, and many other features that make it perfect for comfortable living. Termite protection and pest control is with Cook's Pest Control. Don't miss out on this great opportunity to own a well-maintained, upgraded home in a fantastic location.

Built in 1994

Essential Information

MLS® #	956273
Price	\$334,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,297
Acres	0.15
Year Built	1994
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	3207 Sunshine Ln
Area	Niceville
Subdivision	CEDAR RIDGE PH 10
City	NICEVILLE
County	OKALOOSA
State	FL
Zip Code	32578

Amenities

Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available
Parking Spaces	2
Parking	Garage: Attached, Boat, RV
# of Garages	2

Pool Community, Private

Interior

Interior Features Fireplace Gas, Floor Tile, Washer/Dryer Hookup, Floor Vinyl, Pantry, Pull Down Stairs

Appliances Auto Garage Door Opn, Dishwasher, Disposal, Refrigerator, Stove/Oven Gas, Warranty Provided

Heating Heat High Efficiency

Cooling A/C: High Efficiency, Ceiling Fans

Fireplace Yes

Fireplaces Fireplace Gas

of Stories 1

Exterior

Exterior Frame, Roof Dimensional Shingle, Foundation Slab On Grade, Siding Vinyl, Trim Vinyl

Exterior Features Deck Open, Fenced Back Yard, Hurricane Shutters, Lawn Pump, Sprinkler System, Yard Building

Lot Description Corner, Covenants, Level, Sidewalk

Roof Roof Dimensional Shingle

Construction Frame

Foundation Foundation Slab On Grade, Siding Vinyl

School Information

Elementary EDGE

Middle Lewis or Ruckel

High NICEVILLE

Additional Information

Zoning Residential Single Family

HOA Fees 0.00

Listing Details

Listing Office EXP Realty LLC

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Listing information last updated on August 6th, 2024 at 1:15am CDT