

\$525,000 - 613 Sailboat Dr, NICEVILLE

MLS® #952870

\$525,000

3 Bedroom, 2.00 Bathroom, 1,749 sqft
Detached Single Family on 0.23 Acres

LANCASTER ESTATES, NICEVILLE, FL

Pending w/ contingency & 72 Hr. Kick-out Clause. Seller will consider all offers.

Welcome to this stunning and meticulously maintained home which offers 1749 square feet of living space, features 3 bedrooms and 2 bathrooms. Situated across the street from the bay in a quiet neighborhood that has underground utilities and gorgeous tree lined streets. As you step inside, you'll be greeted by an inviting interior filled with natural light. The spacious living area boasts a charming fireplace, creating a cozy ambiance for relaxation and entertaining. The well-appointed kitchen is a chef's dream, with ample counter space, and plenty of storage for all your culinary needs. The primary bedroom is a serene retreat, offering a private oasis with an en-suite. The additional bedrooms are generously sized and perfect for family members, guests, or a home office.

Outside, the property showcases a beautifully landscaped yard featuring an in ground swimming pool, putting green and artificial turf play area. This back yard oasis provides a peaceful outdoor sanctuary for enjoying the Florida sunshine. Whether you're hosting a barbecue or simply unwinding after a long day, the backyard offers endless possibilities for outdoor enjoyment. (Conveniently located in the desirable city of Niceville, this home is situated in a prime location, offering easy access to a variety of local amenities and attractions and is a short drive to the Beaches of Destin. (Don't miss the opportunity to make



this remarkable property your new home.
Schedule a showing today and experience the
beauty and comfort this residence has to offer!

Built in 1981

Essential Information

| | |
|----------------|------------------------|
| MLS® # | 952870 |
| Price | \$525,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,749 |
| Acres | 0.23 |
| Year Built | 1981 |
| Type | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style | Ranch |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 613 Sailboat Dr |
| Area | Niceville |
| Subdivision | LANCASTER ESTATES |
| City | NICEVILLE |
| County | OKALOOSA |
| State | FL |
| Zip Code | 32578 |

Amenities

| | |
|----------------|---|
| Utilities | Electric Available, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available |
| Parking Spaces | 2 |
| Parking | Garage: Attached, Guest, Oversized |
| # of Garages | 2 |
| Water View | Bayou |
| Has Pool | Yes |
| Pool | Pool - In-Ground, Private, Community |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Vaulted, Fireplace, Floor Tile, Floor WW Carpet, Furnished - None, Split Bedroom, Washer/Dryer Hookup, Window Treatmnt Some |
| Appliances | Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Oven:Self Cleaning, Refrigerator, Stove/Oven Electric |
| Heating | Heat: Central Electric |
| Cooling | A/C: Central Electric, Ceiling Fans |
| Fireplace | Yes |
| Fireplaces | Fireplace |
| # of Stories | 1 |

Exterior

| | |
|-------------------|--|
| Exterior | Frame, Roof Composite Shingle, Siding Vinyl |
| Exterior Features | Deck Open, Fenced Privacy, Pool - In-Ground, Sprinkler System, Lawn Pump |
| Roof | Roof Composite Shingle |
| Construction | Frame |
| Foundation | Siding Vinyl |

School Information

| | |
|------------|-----------|
| Elementary | PLEW |
| Middle | Ruckel |
| High | NICEVILLE |

Additional Information

| | |
|----------|---------------------------|
| Zoning | Residential Single Family |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|---------|
| Listing Office | Compass |
|----------------|---------|

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