

# \$695,000 - 704 Regatta Dr 704, NICEVILLE

MLS® #955589

## \$695,000

3 Bedroom, 3.00 Bathroom, 1,906 sqft  
Attached Single Unit on 0.10 Acres

WATER OAKS 4 T/H, NICEVILLE, FL

Waterfront dreams do come true at 704 Regatta Dr located in the waterfront townhome community of Water Oaks in central Niceville. Nestled amongst majestic oaks, this 64-unit community offers unparalleled views of Boggy Bayou as well as a private pool, tennis/pickleball/basketball court and waterfront gazebo. Keep your boat in your own back yard on a private dock (shared only by your neighbor) that comes with a boat lift. This home has been updated with new luxury vinyl plank flooring throughout the unit as well as a fresh coat of paint. Other updates include kitchen cabinets and granite counters. This is a rare 3 bedroom unit with one bedroom (connected to a full bath) downstairs and the master suite and an additional bedroom suite upstairs. You will be sure to enjoy the views of the bayou from all living areas, especially the sun room that was designed to capture these magnificent views. Outside, you will find a charming patio as well as a multi level deck offering multiple entertainment and viewing areas. The new dock offers a lift for your boat as well. Additional noteworthy items include a new metal roof that looks like tile (2023) and new Pella windows on back wall. Make your waterfront dreams come true today!!

Built in 1985

## Essential Information

MLS® # 955589



Price	\$695,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,906
Acres	0.10
Year Built	1985
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Townhouse
Status	Active

### Community Information

Address	704 Regatta Dr 704
Area	Niceville
Subdivision	WATER OAKS 4 T/H
City	NICEVILLE
County	OKALOOSA
State	FL
Zip Code	32578

### Amenities

Amenities	Pavillion/Gazebo, Pickle Ball, Pool, Tennis, Waterfront
Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	1
Parking	Garage, Garage: Attached
# of Garages	1
Is Waterfront	Yes
Waterfront	Bayou
Water View	Bayou
Has Pool	Yes
Pool	Community, Private

### Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Fireplace Gas, Floor Tile, Floor WW Carpet, Lighting Recessed, Pull Down Stairs, Renovated, Washer/Dryer Hookup, Window Treatment All, Wallpaper, Walls Mirrored, Woodwork Painted
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Appliances	Auto Garage Door Opn, Central Vacuum, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat: Central Gas
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

### **Exterior**

Exterior	Roof Metal, Siding Wood, Siding Brick Some, Foundation Slab On Grade
Exterior Features	Deck Open, Shower, Sprinkler System, Boat Slip, Boatlift, Dock, Patio Open
Lot Description	Covenants, Interior, Survey Available, Easements
Roof	Roof Metal
Foundation	Foundation Slab On Grade

### **School Information**

Elementary	EDGE
Middle	Ruckel
High	NICEVILLE

### **Additional Information**

Zoning	Residential Multi-Family
HOA Fees	550.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Keller Williams Realty Nville
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