

\$399,500 - 800 Bay Dr 15, NICEVILLE

MLS® #950386

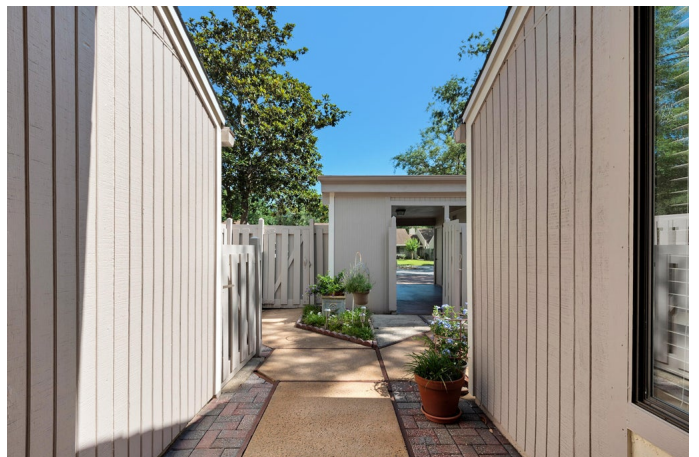
\$399,500

3 Bedroom, 3.00 Bathroom, 1,841 sqft
Attached Single Unit on 0.00 Acres

ROYAL OAK VILLAGE 2A, NICEVILLE, FL

Welcome to Royal Oaks Village, just off Bay Drive the cutest community tucked away in Bluewater Bay and within walking/biking distance to the Marina, Schooners and the Bay. This 3 bedroom, 2.5 bathroom townhome is a rare opportunity as this floor plan does not come on the market often. The master bedroom is located on the 1st floor, very generous in size with Hunter ceiling fan with adjustable speed, his and her closets and ensuite bathroom with shower/tub combination. The kitchen has plenty of cabinets, a breakfast bar, and dedicated pantry. Whirlpool appliances. There are plenty of options for dining with a slider opening onto the front garden courtyard which offers an opportunity to dine alfresco. Or you could use the dining room on those rainy days. Soaring ceilings make this townhome live larger than is 1841 sqft. The floor plan includes two living spaces plus a den/flex room and multiple patios. (Two privacy fence and one open, two brick pavers) Enjoy chilly evenings with the gas fireplace, another rare feature in these units. There is a 1/2 bathroom on the main level. On the second level two additional bedrooms generous in size with Hunter ceiling fans and plenty of closet space. Second full bathroom on second floor, plus office/loft nook perfect for home office.

The exterior features of this townhome include: one-car carport with over-size storage area plenty of extra space for the odds and ends, paver driveway and extra parking pad. Three



outdoor patios 1) courtyard at the front of the property 2) paver patio just off the back of the house 3) privacy fenced, paver patio with electric hook up for a hot tub. Located central to WinnDixie/Publix, Eglin AFB, the Mid-Bay Bridge connector, NWF State College and the world's most beautiful beaches.(The Homeowner's Association fees of \$260/month cover maintenance of the building's exterior, common areas, landscaping (outside of the fenced patios), and annual termite inspection. PS. Did I mention Royal Oak Village's location is in the heart of Bluewater Bay's resort community! Amenities in Bluewater Bay include tennis center, pickleball, 3 pools, golf course, Bayfront marina, walking paths, boat launch and playground.

Built in 1981

Essential Information

MLS® #	950386
Price	\$399,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,841
Acres	0.00
Year Built	1981
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Townhouse
Status	Active

Community Information

Address	800 Bay Dr 15
Area	Niceville
Subdivision	ROYAL OAK VILLAGE 2A

City	NICEVILLE
County	OKALOOSA
State	FL
Zip Code	32578

Amenities

Amenities	Golf, TV Cable Available, Boat Launch, Dock, Fishing, Marina, Playground, Tennis, Waterfront, Pickle Ball
Utilities	Electric Available, Gas - Natural, Public Water Available, TV Cable Available
Parking	Carport: Detached, Oversized, Covered
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Fireplace Gas, Floor Tile, Floor WW Carpet, Furnished - Some, Pantry, Washer/Dryer Hookup, Ceiling Vaulted, Window Treatment All
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Refrigerator W/Ice Maker, Stove/Oven Electric, Dryer, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans, Attic Fan
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior	Foundation Slab On Grade, Siding Stucco, Trim Vinyl, Frame, Roof Dimensional Shingle, Siding Wood
Exterior Features	Patio Open, Porch Covered, Deck Open
Lot Description	Covenants, Interior, Level
Roof	Roof Dimensional Shingle
Construction	Frame
Foundation	Foundation Slab On Grade

School Information

Elementary	Bluewater
Middle	Ruckel
High	NICEVILLE

Additional Information

Zoning	Residential Multi-Family
HOA Fees	260.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Real Broker LLC
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