

\$630,000 - 803 Flowering Path, NICEVILLE

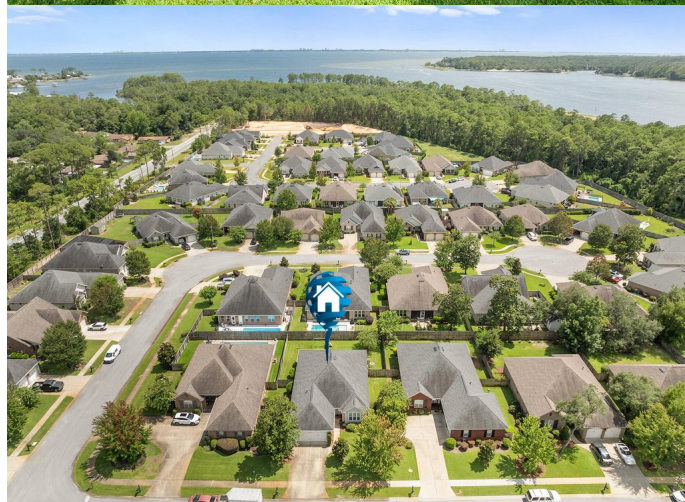
MLS® #955100

\$630,000

4 Bedroom, 3.00 Bathroom, 2,190 sqft
Detached Single Family on 0.21 Acres

MAGNOLIA WOODS, NICEVILLE, FL

This classically-handsome home is located in the highly-desirable, well-established subdivision of Magnolia Woods (NO HOA). Built by Huff Homes, the traditional brick exterior only hints at the well-designed open floor plan that seamlessly flows from one space to another. Ample natural sunlight creates a bright and spacious atmosphere, making the home feel much larger than its 2,190 square feet. Upscale living with a casual and comfortable feel, it's a house you'll want to call Home. The floorplan boasts 4 generously sized bedrooms and 3 full baths, providing ample space for your family and guests. The neutral color palette and brick/hardie board exterior give the home a timeless appeal. It has been meticulously maintained and is move-in ready. Thoughtful features and upgrades can be found throughout, including ten-foot ceilings in the living area and nine-foot ceilings in all other rooms. Crown moldings, eight-foot doors, cased and framed windows and doors, large 5.25" baseboards, and recessed lighting, all adding a touch of luxury, while hardwood-look laminate floors, bedroom carpet, and tile in the wet areas maintain functionality. The kitchen stands out with upgraded granite countertops, 42" Legacy cabinetry with soft-close hinges and drawers, under-cabinet lighting, a dual-fuel range, classic 5x15 backsplash tile, and a center island with breakfast bar seating. The living room has been wired for surround sound. Outside, you'll find a screened-in back porch, a



large open patio stubbed for a gas grill, and a fenced-in back yard with double and single gates on opposite sides of the yard for easy access. The home is equipped with an irrigation system and a water softener system for added convenience. The air handler is located within the thermal envelope of the house, increasing efficiency, and the 50-gallon gas water heater features a hot water loop with circulation pump. Included is hurricane protection of pre-cut plywood with plylox clips, and a Blink doorbell for enhanced security. Magnolia Woods subdivision is known for its warm and friendly community environment, with plenty of neighborhood events throughout the year. Enjoy Christmas luminaries, food truck block parties, trick or treating, and seasonal decorations. Underground utilities and attractive sidewalks enhance the neighborhood's appeal. And the best part? There are no HOA fees. Located in the heart of Niceville, this home offers easy access to local bases, schools, restaurants, entertainment venues, and shopping. And with the beautiful beaches of Destin and Fort Walton Beach just a short drive away, you'll have the best of both worlds. Don't miss the opportunity to make this place your new home. Schedule a showing today and experience the comfort and charm of Magnolia Woods living. BUYERS TO VERIFY ALL DIMENSIONS AND ANY INFORMATION THEY DEEM IMPORTANT.

Built in 2015

Essential Information

MLS® #	955100
Price	\$630,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	2,190
Acres	0.21
Year Built	2015
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	803 Flowering Path
Area	Niceville
Subdivision	MAGNOLIA WOODS
City	NICEVILLE
County	OKALOOSA
State	FL
Zip Code	32578

Amenities

Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Pool	Community, Private

Interior

Interior Features	Ceiling Crwn Molding, Floor Hardwood, Floor Tile, Floor WW Carpet, Furnished - None, Kitchen Island, Lighting Recessed, Pull Down Stairs, Washer/Dryer Hookup, Window Treatmnt Some
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Stove/Oven Dual Fuel
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	1

Exterior

Exterior	Roof Dimensional Shingle, Siding Brick Some, Siding CmntFbrHrdBrd, Foundation Slab On Grade, Trim Wood
Exterior Features	Fenced Back Yard, Patio Open, Porch Screened, Sprinkler System, Yard Building
Lot Description	Covenants, Interior, Level
Windows	Double Paned Windows

Roof	Roof Dimensional Shingle
Foundation	Foundation Slab On Grade

School Information

Elementary	PLEW
Middle	Ruckel
High	NICEVILLE

Additional Information

Zoning	City, Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	EXP Realty LLC
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