

# \$379,313 - 1038 E Troon Drive, Niceville

MLS® #911900

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## \$379,313

3 Bedroom, 2.00 Bathroom, 1,610 sqft  
Residential on 0 Acres

ST. ANDREWS VILLAGE SOUTH 2, Niceville, FL

with soaring ceilings and a sliding door that open to the oversized brick paver patio. The ensuite master bathroom has two closets with shower only and single vanity. The two additional bedrooms are generous in size with ceiling fans and nice sized closets. Bathroom two was renovated this year with classic subway tile and with a shower tub combination. The laundry room has washer and dryer hook-ups, and shelving that lead into the garage.

Exterior features: Side entry two car garage, new dimensional shingle roof in 2018, new garage door 2016, and new siding 2020. The house was re-plumbed with PEX, including manifold turnoff system. The backyard is spacious, fully fenced with well lawn pump and automatic sprinkler system to keep the yard green and beautiful. Bluewater Bay is a planned community with lakes, walking trails, community parks and recreational areas that include sports field, swimming pools, tennis and pickle ball courts, Bayside marina and restaurant. Additional noteworthy items: Transferable Termite Bond with Arrow Pest Control, Newer AC inside and out 2014. Easy access to Destin's gorgeous beaches, shopping and restaurants. Working at Eglin AFB, Duke Field or 7th SFG convenient commute. Buyer to verify anything deemed important including, but not limited, lot size, room dimensions and SQFT.

Built in 1982



## Essential Information

MLS® #	911900
Price	\$379,313
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,610
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

## Community Information

Address	1038 E Troon Drive
Area	13 - Niceville
Subdivision	ST. ANDREWS VILLAGE SOUTH 2
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

## Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	2
Parking	Garage, Garage Attached

## Interior

Interior Features	Ceiling Vaulted, Floor Tile, Floor Vinyl, Newly Painted, Pantry, Pull Down Stairs, Renovated, Skylight(s), Split Bedroom, Washer/Dryer Hookup
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Stove/Oven Electric
Heating	Geothermal
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	1

## Exterior

Exterior	Roof Dimensional Shg, Siding Wood
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Exterior Features	Fenced Back Yard, Fenced Lot-Part, Lawn Pump, Patio Open, Porch
Lot Description	Interior, Level
Windows	Double Pane Windows
Roof	Roof Dimensional Shg

**School Information**

Elementary	Bluewater
Middle	Ruckel
High	Niceville

**Additional Information**

Days on Market	543
Zoning	County, Resid Single Family
HOA Fees	0.00

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