

# **\$605,000 - 101 Windlake Court, Niceville**

MLS® #912479

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## **\$605,000**

4 Bedroom, 3.00 Bathroom, 2,782 sqft  
Residential on 0 Acres

SOUTHWIND PH 1, Niceville, FL

prestigious gated community located in Bluewater Bay, just minutes from Destin's famous white sand beaches. Nestled between the beautiful Choctawhatchee Bay, Grass Lake and the Marsh Golf Course, most of it's 220 homes are golf, lake or bay front. Southwind has full access to all of Bluewater Bay's amenities including championship golf courses designed by Tom Fazio and Jerry Pate, a superb tennis complex, a 120-slip full-service marina, over 8 miles of biking and hiking trails, pickleball, and several swimming pools and playground areas. Conveniently located with easy access to Eglin AFB, 7th Group, Hurlburt Field, and the Mid-Bay Bridge over to the beautiful beaches of the Emerald Coast in Destin. All the amenities of Bluewater Bay are just a short distance from your doorstep offering golfing, walking & biking trails, marina, tennis, pickleball, grocery stores, pharmacy, banking, healthcare facilities, AND the A+ schools that make Niceville living the top of the list!

\*\*Age of hot water heater is 2022, HVAC installed 2016, Roof is 2005 and seller will install a new roof prior to closing with acceptable offer if required for insurance purposes.

Built in 1987

## **Essential Information**

MLS® #                      912479



Price	\$605,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,782
Acres	0.43
Year Built	1987
Type	Residential
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

### Community Information

Address	101 Windlake Court
Area	13 - Niceville
Subdivision	SOUTHWIND PH 1
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

### Amenities

Amenities	Beach, Dock, Fishing, Gated Community, Golf, Marina, Pets Allowed, Pickle Ball, Picnic Area, Playground, Pool, Tennis, Waterfront
Utilities	Electric, Gas - Natural, Phone, Public Water, TV Cable, Underground
Parking Spaces	2
Parking	Garage Attached, Oversized

### Interior

Interior Features	Atrium, Breakfast Bar, Ceiling Raised, Ceiling Vaulted, Fireplace, Floor Tile, Floor Vinyl, Floor WW Carpet, Furnished - Some, Handicap Provisions, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted, Woodwork Stained
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Oven Continue Clean, Refrigerator W/IceMk
Heating	Heat Cntrl Gas
Cooling	AC - Central Elect
Fireplace	Yes
Fireplaces	Fireplace

# of Stories            2

## Exterior

Exterior	Brick, Frame, Roof Composite Shngl, Siding Brick Some, Siding Wood, Slab, Trim Wood
Exterior Features	Fenced Lot-Part, Fenced Privacy, Lawn Pump, Porch Open, Porch Screened, Sprinkler System
Lot Description	Corner, Cul-De-Sac, Easements, Interior, Level, Wooded
Roof	Roof Composite Shngl
Construction	Frame
Foundation	Slab

## School Information

Elementary	Bluewater
Middle	Choice-Destin/Ruckel
High	Niceville

## Additional Information

Days on Market	535
Zoning	Resid Single Family
HOA Fees	254.80
HOA Fees Freq.	Quarterly

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