

\$825,000 - 1325 Windrush Cove, Niceville

MLS® #921885

\$825,000

4 Bedroom, 4.00 Bathroom, 3,239 sqft
Residential on 0 Acres

SOUTHWIND ESTATES, Niceville, FL

You will be in awe of the high ceilings and the curvature of walls, bringing you an elegant atmosphere.

The formal living room and dining room are separated by a custom built-in with shelves and cabinets for storage of your memories. No need to worry about too much light as you can use the plantation shutters to create the perfect ambiance.

The grandeur of the winding staircase leads you to the 2nd floor landing with a walkway, flooded with natural light that streams in through multiple windows throughout the day.

The formal dining area with custom crown molding and inverted triple trayed ceiling adds to elegance of the home. The French doors lead to the heated and cool Florida room. Natural light again is present and the slide doors lead to a paved patio with pergola.

The heart of the home is just off the formal dining room. The kitchen and breakfast nook have tiled floors. The custom designed kitchen boast stainless steel appliances, a deep sink and a water fall faucet. The granite countertops, backsplash, and under lighting just adds to the charm and luxurious feel of this kitchen. The bar looks out to the family room and has cabinets for storage.

The family room has hickory wood floors, custom windows with an enchanting view of the golf course. The gas fireplace has been



updated with new stone front and mantel.

Offering two owner suites is a bonus with one being on each level. The first level suite features hickory hardwood floors, a gas fireplace, trayed/coiffured ceiling, and transom windows with lead design. The room also features a sitting area that leads out to your private covered porch, perfect for watching the golfers or enjoying your morning coffee or tea. The en-suite has been completely remodeled with a new double vanity with fantastic storage, hard surface counter top, new tile flooring, all new shower with glass enclosure and a wonderful soaking tub. Additionally, the water closet is private with a comfort easy toilet, a large linen closet and a large walk-in closet.

Traveling up the winding stairs, you will love the curvature of the landing that looks over the living and dining rooms. To the right of the landing is one of the 3 bedrooms. This bedroom features an en-suite with shower only, vanity, and open style built in shelving for storage. You will also have a walkout storage area in the attic from this spacious bedroom.

The owner suite on the 2nd floor mimics the downstairs in layout. In place of the fireplace are built-ins and storage cabinets. The sitting area looks out over the golf course area. The ensuite with double vanity, soaking tub, separate shower, linen closet, and private water closet with comfort easy toilets are just some of the wonderful features this space has. The large walk-in closet also has attic access above for an additional storage.

The 3rd bedroom upstairs is currently being used as an office. The hickory hardwood floors are featured along with a sitting bench that has storage underneath.

The laundry room with a utility sink, storage closet, and cabinets are on the first floor and leads you to the 3 car garage. The garage has painted floors along with storage cabinets along the back wall. The side door opens to the paved sidewalk that leads to the back porches and yard. The landscaping will be simple to maintain as it has a sprinkler system and a lawn pump for watering the yard.

Built in 1993

Essential Information

MLS® #	921885
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,239
Acres	0.34
Year Built	1993
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	1325 Windrush Cove
Area	13 - Niceville
Subdivision	SOUTHWIND ESTATES
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Underground
Parking Spaces	3

Parking	Garage Attached, Oversized
Pool	Community, Private

Interior

Interior Features	Built-In Bookcases, Ceiling Crwn Molding, Fireplace 2+, Fireplace Gas, Floor Hardwood, Floor Tile, Floor WW Carpet, Lighting Recessed, Pantry, Plantation Shutters, Washer/Dryer Hookup, Window Treatmnt Some, Woodwork Painted
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator W/IceMk, Stove/Oven Electric, Warranty Provided
Heating	Heat Cntrl Gas
Cooling	AC - 2 or More, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace 2+, Fireplace Gas
# of Stories	2

Exterior

Exterior	Frame, Roof Metal, Stucco, Trim Vinyl, Slab
Exterior Features	Columns, Patio Covered, Patio Open, Porch Open, Sprinkler System
Lot Description	Cleared, Corner, Cul-De-Sac, Golf Course
Windows	Double Pane Windows
Roof	Roof Metal
Construction	Frame
Foundation	Slab

School Information

Elementary	Bluewater
Middle	Choice-Destin/Ruckel
High	Niceville

Additional Information

Days on Market	387
Zoning	County, Resid Single Family
HOA Fees	280.00
HOA Fees Freq.	Quarterly

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