

\$435,000 - 1008 E College Boulevard, Niceville

MLS® #923939

\$435,000

3 Bedroom, 2.00 Bathroom, 2,856 sqft

Detached Single Family on 0.70 Acres

ROCKY BAYOU COUNTRY CLUB ESTATES 2, Niceville, FL

Just off the 6th green and the 7th tee box of Rocky Bayou Golf Course is a spacious, brick home on approximately .70 acres. Whether you sit in the large Florida room or look out the tall vertical windows in the family den, the views of the golf course in back or the variety of camellia trees, shrubs and azalea bushes out front create a serene setting. The home features 3 large bedrooms, 2 full baths, large living areas, and a split bedroom plan.

Features include a tiled entry foyer, a formal dining room, a large den, and a living room with built-in bookcase and a wood-burning fireplace with tiled hearth, and decorative marble. Kitchen has newer appliances and countertops, decorative tiled back splash and ample cabinetry. Lower cabinets have pull out drawers and two corner turn tablecabinets.

Separate kitchen eat-in-area with pantry.

Improvements include: Roof replaced in 2017; W/H replaced in 2021, A/C installed in 2008, windows replaced in May of 2003; garage door replaced in October of 2003; and, long asphalt driveway in 2000. Extra large laundry room with storage cabinets and utility sink. Plenty of room for the ironing board and that extra refrigerator. Double car garage is paneled and equipped with storage cabinets.

2856 SF, 3 Bd, 2 BA, Formal Dining Rm, Den, LR, Kitchen, Family Dining area, 2 Car Garage & Screened Porch.



Built in 1976

Essential Information

MLS® #	923939
Sold Price	\$435,000
List Price	\$520,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,856
Acres	0.70
Year Built	1976
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	1008 E College Boulevard
Area	13 - Niceville
Subdivision	ROCKY BAYOU COUNTRY CLUB ESTATES 2
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Amenities	Fishing, Golf, Pool
Utilities	Electric, Gas - Natural, Phone, Public Water, Septic Tank, TV Cable
Parking Spaces	2
Parking	Garage, Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Built-In Bookcases, Fireplace, Floor Hardwood, Floor Tile, Floor Vinyl, Floor WW Carpet, Lighting Recessed, Pantry, Pull Down Stairs, Split Bedroom, Wallpaper, Washer/Dryer Hookup, Window Bay, Window Treatmnt Some
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Microwave, Oven Self Cleaning, Range Hood, Smoke Detector, Stove/Oven Electric
Heating	Heat Cntrl Gas

Cooling	AC - Central Elect, Attic Fan, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

Exterior

Exterior	Brick, Roof Composite Shngl, Slab, Trim Wood
Exterior Features	Lawn Pump, Patio Enclosed, Sprinkler System
Lot Description	Covenants, Easements, Golf Course, Level
Windows	Double Pane Windows
Roof	Roof Composite Shngl
Foundation	Slab

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	342
Zoning	Resid Single Family
HOA Fees	140.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	EXP Realty LLC
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