

\$670,000 - 1009 E Troon Drive, Niceville

MLS® #992039

\$670,000

4 Bedroom, 3.00 Bathroom, 2,509 sqft

Detached Single Family

ST ANDREWS SOUTH BLUEWATER BAY 3,
Niceville, FL

Is there a 4-bed home in Bluewater Bay with green space views and luxury updates? Yes: welcome to 1009 Troon Drive E, a Tudor-style 4-bedroom, 2.5-bath home in the heart of Bluewater Bay, just minutes from golf, tennis, swimming, and the marina.

Step through the curved archway into a storybook double-door entry and be greeted by tile flooring that flows into luxury vinyl plank and a spacious, thoughtful layout. A formal dining area and oversized living room provide flexibility, anchored by a gas fireplace and abundant natural light. The updated kitchen features custom cabinetry, granite countertops, a gas range, stainless sink, wet bar with prep sink and ice maker, and a breakfast bar with seating. A cushioned window seat overlooks lush backyard green space formerly part of the golf course. Just off the kitchen: a large laundry area, half bath with backyard access, and extra storage. French doors lead to a stunning outdoor retreat with gorgeous paver work, including a covered pergola with built-in speakers, a fan, grilling zone, and room for a large dining table and lounge area. Pavers continue toward the back of the driveway, offering space for extra parking or play.

Upstairs are all four bedrooms, two full baths, and a bonus room with panoramic backyard and green space views. The primary suite offers two flexible layout options: enjoy backyard views from bed or create a private



sitting room in the adjoining space. The suite also features dual closets, separate vanities with a makeup station, and a seamless glass walk-in tiled shower.

Bonus features: whole-house Generac generator, 2025 roof, 2 HVACs, tankless gas water heater, attic storage, lawn irrigation on a private deep well, and ceiling fans throughout and NEW CARPET upstairs!

Built in 1983

Essential Information

MLS® #	992039
Sold Price	\$670,000
List Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,509
Year Built	1983
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Tudor
Status	Sold

Community Information

Address	1009 E Troon Drive
Area	13 - Niceville
Subdivision	ST ANDREWS SOUTH BLUEWATER BAY 3
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Private Well, Public Sewer, Public Water
Parking	Garage Door Opener

of Garages 2

Interior

Interior Features Central Vacuum, Breakfast Bar, Recessed Lighting, Washer/Dryer Hookup, Wet Bar

Appliances Dishwasher, Disposal, Microwave, Refrigerator, Gas Water Heater, Tankless Water Heater

Heating Central, Natural Gas, Gas - Natural

Cooling Central Air, Ceiling Fan(s)

Fireplace Yes

Fireplaces EPA Qualified Fireplace, Fireplace Gas

of Stories 2

Exterior

Exterior Features Lawn Pump, Sprinkler System

Lot Description Covenants, Level

Windows Window Treatments

Roof Shingle

Construction Frame, Roof Pitched, Brick, Siding Brick Some, Stone, Stucco, Trim Wood

Foundation Slab

School Information

Elementary Bluewater

Middle Ruckel

High Niceville

Additional Information

Days on Website 254

Zoning Resid Single Family

Listing Details

Listing Office Berkshire Hathaway HomeServices PenFed Realty

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Listing information last updated on September 13th, 2026 at 8:22am CDT