

# \$255,000 - 13 Magnolia Street, Niceville

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MLS® #981751

**\$255,000**

4 Bedroom, 3.00 Bathroom, 4,221 sqft

Detached Single Family on 0.79 Acres

VILLA TASSO TOWN OF, Niceville, FL

Price Improvement Alert!! Sellers are currently preparing the home for us to be able to take interior photos.

Opportunity Awaits - Let Your Imagination Run Wild!



Whether you're dreaming of building a custom home, renovating a hidden gem, or subdividing for investment, this property is full of potential!

Located just down the street from bay access and less than 2 miles to the MidBay Bridge Connector, you'll enjoy quick access to Niceville, top-rated schools, shopping, and dining.

Easy commute to:

• EOD School

• Eglin AFB (20-25 min)

• 7th Special Forces Group

• Duke Field

A rare find in a prime location—don't miss your chance to make your vision a reality!

Built in 1984

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 981751    |
| Sold Price | \$255,000 |
| List Price | \$367,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 4,221                  |
| Acres          | 0.79                   |
| Year Built     | 1984                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Other                  |
| Status         | Sold                   |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 13 Magnolia Street  |
| Area        | 20 - Freeport       |
| Subdivision | VILLA TASSO TOWN OF |
| City        | Niceville           |
| County      | Walton              |
| State       | FL                  |
| Zip Code    | 32578               |

### **Amenities**

|           |                           |
|-----------|---------------------------|
| Utilities | Community Water, Electric |
| Has Pool  | Yes                       |
| Pool      | In Ground                 |

### **Interior**

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 1           |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Yard Building           |
| Lot Description   | Level, Survey Available |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Bluewater Bay |
| Middle     | Ruckel        |
| High       | Niceville     |

### **Additional Information**

Days on Website 415  
Zoning County

Listing Details

Listing Office ERA American Real Estate

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