

\$382,500 - 131 Gleneagles Drive, Niceville

MLS® #993458

\$382,500

3 Bedroom, 3.00 Bathroom, 2,239 sqft

Townhouse

GLENEAGLES GREEN BLUEWATER BAY,
Niceville, FL

Set in the heart of Bluewater Bay, these highly sought-after Gleneagles townhomes are known for generous floor plans, walkable surroundings, and strong value, with low HOA fees. This residence offers approximately 2,239 square feet of thoughtfully designed living space that balances scale, comfort, and flexibility in a setting defined by everyday convenience and an active coastal lifestyle.

A dramatic and oversized living room with a gas fireplace anchors the main level, creating an inviting atmosphere for both entertaining and daily living. Formal and informal dining areas offer versatility for gatherings.

Large-format tile flooring spans the first floor, and the primary bathroom has been tastefully updated. A new HVAC system installed in 2023 reflects the careful maintenance and pride of ownership throughout the home.

The layout includes three bedrooms and two-and-a-half baths, along with a versatile 12-by-13 loft that easily functions as an office, media room, den, or optional fourth bedroom.

An enclosed sunroom adds another layer of living space and opens to a covered outdoor patio overlooking a quiet secret garden and scenic path. The quaint yard provides warmth, privacy, and a peaceful outdoor retreat rarely found in townhome living. Residents enjoy access to an impressive collection of amenities, including multiple community pools, a tennis center, pickleball courts, walking trails, and a playground. The championship golf



course and clubhouse dining at the Blue Tee Restaurant enhance the social atmosphere, while the marina, sailing club, and dockside dining at LJ Schooner's Dockside Restaurant & Bar extend the lifestyle to the water. Well-maintained surroundings, strong community appeal, and a walkable setting make this property an exceptional opportunity.

Built in 1983

Essential Information

MLS® #	993458
Sold Price	\$382,500
List Price	\$389,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,239
Year Built	1983
Type	Townhouse
Sub-Type	Townhouse
Style	Villa
Status	Sold

Community Information

Address	131 Gleneagles Drive
Area	13 - Niceville
Subdivision	GLENEAGLES GREEN BLUEWATER BAY
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Community Sewer, Community Water, Electric, Gas - Natural, TV Cable
Parking	Garage Door Opener, Deeded
# of Garages	1

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Newly Painted, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Refrigerator, Washer
Heating	Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Tennis Court(s)
Windows	Skylight(s)
Construction	Stucco

School Information

Elementary	Bluewater
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	234
Zoning	Resid Single Family
HOA Fees	400
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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