

# \$272,000 - 1417 Beaver Run Road 9, Niceville

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MLS® #971306

**\$272,000**

3 Bedroom, 3.00 Bathroom, 1,454 sqft

Townhouse on 0.05 Acres

BEAVER RUN, Niceville, FL

This End Unit townhouse with NEW flooring, NEW HVAC system and fresh paint in south Niceville convenient to everything! The open floor plan downstairs features a living/dining room that is open to spacious kitchen boasting solid surface counters and plenty of cabinets. Upstairs you will find the master bedroom suite along with two additional bedrooms and another full bath. The master bedroom also has a bonus alcove perfect for your computer desk. There are sliding glass doors leading from the living area to a back patio and a fenced yard that is perfect for kids and pets alike. You will also enjoy having a spacious one car garage for all of your storage needs. This property would make a great primary home, second home and/or an investment property! Come see it today.



Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 971306    |
| Sold Price     | \$272,000 |
| List Price     | \$279,500 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,454     |
| Acres          | 0.05      |

|            |           |
|------------|-----------|
| Year Built | 2005      |
| Type       | Townhouse |
| Sub-Type   | Townhouse |
| Style      | Townhome  |
| Status     | Sold      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1417 Beaver Run Road 9 |
| Area        | 13 - Niceville         |
| Subdivision | BEAVER RUN             |
| City        | Niceville              |
| County      | Okaloosa               |
| State       | FL                     |
| Zip Code    | 32578                  |

### **Amenities**

|              |                                                |
|--------------|------------------------------------------------|
| Utilities    | Electric, Public Sewer, Public Water, TV Cable |
| Parking      | Garage Door Opener, Garage                     |
| # of Garages | 1                                              |

### **Interior**

|              |                                                            |
|--------------|------------------------------------------------------------|
| Appliances   | Dishwasher, Microwave, Refrigerator, Electric Water Heater |
| Heating      | Central                                                    |
| Cooling      | Central Air, Ceiling Fan(s)                                |
| # of Stories | 2                                                          |

### **Exterior**

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Covenants, Restrictions         |
| Roof            | Shingle                         |
| Construction    | Siding Brick Some, Siding Vinyl |

### **School Information**

|            |           |
|------------|-----------|
| Elementary | Plew      |
| Middle     | Ruckel    |
| High       | Niceville |

### **Additional Information**

|                 |                          |
|-----------------|--------------------------|
| Days on Website | 547                      |
| Zoning          | City, Resid Multi-Family |

|                |           |
|----------------|-----------|
| HOA Fees       | 300       |
| HOA Fees Freq. | Quarterly |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Keller Williams Realty Nville |
|----------------|-------------------------------|

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