

# \$690,000 - 1741 Wren Way, Niceville

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MLS® #981173

**\$690,000**

4 Bedroom, 3.00 Bathroom, 2,721 sqft

Detached Single Family on 0.24 Acres

MAGNOLIA FOREST S/D, Niceville, FL

Welcome Home to this amazing all-brick Bluewater Bay home. Seated on a cul-de-sac, this home offers the perfect blend of luxury, comfort, and convenience for families of all ages.

This single-story residence features 4 bedrooms and 3 full bathrooms with a versatile den/study that can serve as an optional 5th bedroom, plus a formal dining room.

The home showcases Brazilian cherry wood flooring throughout the main living areas, kitchen, and master bedroom, complemented by high ceilings and crown molding that create an elegant atmosphere. The updated kitchen boasts granite countertops, stainless steel appliances, and a gas range, while the great room features a cozy gas fireplace. The home's large windows and skylights flood the interior with natural light, while the amazing kitchen provides abundant counter and cabinet space, including a convenient pantry.

This home features a gorgeous heated and airconditioned sunroom overlooking a large screened-in back porch and privacy-fenced backyard adorned with mature magnolia trees and stately oaks.

The large master suite has been well thought out and includes space for a sitting area. The luxurious master bath offers double vanities, a jacuzzi tub, and newly renovated walk-in shower, plus a spacious 10-foot closet.

Bedrooms 2 and 3 share a hall bath while the 4th bedroom and en-suite bath are fully renovated to accommodate wheelchair or



walker with tile floors, zero entry shower and ADA vanity.

Custom closets by Artisan Closet System have been installed in every bedroom, maximizing storage throughout the home.

Walking distance to Bluewater Bay's exceptional amenities including pools, marina, and tennis center, with quick golf cart access to the championship golf course. The home is strategically located amidst walking, biking, and golf cart paths throughout the community. Convenient location: short drive to Eglin and Duke Field, and just minutes from the sugar-white sand beaches of Destin.

All major systems recently updated including new roof in 2019, new tankless water heater 2019, and new HVAC in 2020.

Built in 1996

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 981173                 |
| Sold Price     | \$690,000              |
| List Price     | \$710,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,721                  |
| Acres          | 0.24                   |
| Year Built     | 1996                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Contemporary           |
| Status         | Sold                   |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1741 Wren Way       |
| Area        | 13 - Niceville      |
| Subdivision | MAGNOLIA FOREST S/D |

|          |           |
|----------|-----------|
| City     | Niceville |
| County   | Okaloosa  |
| State    | FL        |
| Zip Code | 32578     |

### **Amenities**

|              |                                                     |
|--------------|-----------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Public Sewer, Public Water |
| # of Garages | 2                                                   |

### **Interior**

|              |               |
|--------------|---------------|
| Heating      | Gas - Natural |
| Cooling      | Central Air   |
| # of Stories | 1             |

### **School Information**

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

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 423                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 150                 |
| HOA Fees Freq.  | Annually            |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Realty ONE Group Emerald Coast |
|----------------|--------------------------------|

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