

\$1,400 - 1940 Bluewater Bay Boulevard 9, Niceville

MLS® #986050

\$1,400

1 Bedroom, 1.00 Bathroom, 800 sqft
Condominium

GOLF VILLA CONDOMINIUMS AT BLU,
Niceville, FL

****Available Now!!****

****small pet considered with owner approval****

********Utilities are included with an additional \$200 monthly fee. Utility Fee covers: water, sewer, garbage, electric, pest control, and landscaping services..********

Move-in ready 1 bedroom, 1 bath with a bright, open living area and a pass-through kitchen featuring wood cabinetry, solid counters, and appliances. The spacious bedroom includes a ceiling fan, and the bath offers an extended dual-sink vanity. Enjoy a private balcony/patio, tile entry, and plush carpet in the living and bedroom. In-unit stackable washer/dryer and ample storage make daily living easy. Convenient, low-maintenance living—just settle in and enjoy. The spacious bedroom features a ceiling fan and generous closet space, while the bath boasts an extended dual-sink vanity and a full tub/shower combo tile entry and thoughtful storage options throughout make daily living both functional and easy.

********Utilities are included with a \$200 monthly utility reimbursement fee. Utilities cover Water/Electricity/Trash/Pest control and Landscaping..********

Conveniently located near the sought-after



Bluewater Bay amenities, this condo offers access to a vibrant community lifestyle. Nearby you'll find Abram's Park and Woodlands Park, along with multiple community pools including Bay Drive Pool, Gleneagles Pool, and Woodlands Pool each offering flexible membership options (daily or yearly).

Sports enthusiasts will enjoy the tennis and pickleball courts, 9-hole disc golf course, and the championship Bluewater Bay Golf Course. For those who love the water, the Bluewater Bay Marina provides boat slips, indoor storage, a gated RV/boat storage facility, a ship/tackle store, and easy access to the Freedom Boat Club.

Dining and entertainment options abound with numerous nearby restaurants, including LJ Schooners Dockside Restaurant & Oyster Bar perfect for enjoying waterfront views, live music, paddle board races, chess nights, and relaxed indoor/outdoor dining.

Nature lovers will appreciate the close proximity to Fred Gannon Rocky Bayou State Park, where scenic trails and waterfront access create endless opportunities for outdoor recreation.

Obligo: ***Cut the Upfront Costs Move In Without a Security Deposit!***

We've partnered with Obligo to help qualified renters save money when it matters most.

*All pets are registered via pet screening, and all assistance animals are verified through the same screening process.**

**Carpet cleaning (if applicable) & Admin Fee charged **

Tenant to verify all data. Please contact Sound

Choice Real Estate to schedule a showing-
850-389-8533.

Approval is based on several factors as follows

- Rental History and Verification
- Employment History and Verification
- Credit History
- Criminal Background & Terrorist Database Check
- Pet Verification

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Built in 1995

Essential Information

MLS® #	986050
Sold Price	\$1,400
List Price	\$1,400
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	800
Year Built	1995

Type	Condominium
Sub-Type	Condominium
Status	Rented

Community Information

Address	1940 Bluewater Bay Boulevard 9
Area	13 - Niceville
Subdivision	GOLF VILLA CONDOMINIUMS AT BLU
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Interior

Interior Features	Owner's Closet, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dryer, Microwave, Washer, Electric Water Heater
Heating	Heat Pump, Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Balcony
Windows	Double Pane Windows, Window Treatments
Foundation	Slab

School Information

Elementary	Bluewater
Middle	Choice-Destin/Ruckel
High	Niceville

Additional Information

Days on Website	354
Zoning	City

Listing Details

Listing Office	Sound Choice Real Estate LLC
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