

# **\$1,395 - 1940 Bluewater Boulevard Unit 17, Niceville**

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MLS® #1006543

**\$1,395**

1 Bedroom, 1.00 Bathroom, 800 sqft  
Condominium

BLUEWATER, Niceville, FL

**\*\*Available NOW!!\*\***

**\*\*\*Limited-Time Move-In Special!**

Qualified applicants approved by 01 AUGUST can take advantage of a special introductory rental rate of \$995/month for the first 3 months of the lease term!

In addition, move-in costs are reduced for approved applicants, requiring only the first month's rent of \$995, a \$75 admin fee plus a reduced security deposit of \$700 to move in.\*\*\*

Small pet will be considered with owner approval!!

Move-in ready 1-bedroom, 1-bath home featuring a bright, open living area with beautiful LVP floors and sliding glass doors that lead to your private balcony or patio. The pass-through kitchen offers wood cabinetry, neutral counters, and appliances, including a refrigerator, stove, microwave, dishwasher and a convenient in-unit stackable washer/dryer!

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 an additional \$200 monthly fee. Utility Fee covers: water, sewer, garbage,



electric, pest control, and landscaping services..\*\*\*\*

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

Built in 1994

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 1006543     |
| Sold Price     | \$1,395     |
| List Price     | \$1,395     |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 800         |
| Year Built     | 1994        |
| Type           | Condominium |
| Sub-Type       | Condominium |
| Style          | Condominium |
| Status         | Rented      |

### **Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 1940 Bluewater Boulevard Unit 17 |
| Area        | 13 - Niceville                   |
| Subdivision | BLUEWATER                        |
| City        | Niceville                        |
| County      | Okaloosa                         |
| State       | FL                               |
| Zip Code    | 32578                            |

**Interior**

|              |                                     |
|--------------|-------------------------------------|
| Appliances   | Dishwasher, Microwave, Refrigerator |
| Cooling      | Central Air                         |
| # of Stories | 1                                   |

**School Information**

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

**Additional Information**

|                 |            |
|-----------------|------------|
| Days on Website | 76         |
| Zoning          | Commercial |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Sound Choice Real Estate LLC |
|----------------|------------------------------|

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