

# \$975,000 - 281 Wava Avenue, Niceville

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MLS® #994444

## \$975,000

6 Bedroom, 5.00 Bathroom, 4,388 sqft

Detached Single Family on 0.61 Acres

ROCKY BAYOU ESTATES 03, Niceville, FL

Lakefront living in Rocky Bayou Estates! This spacious home sits on beautiful Lake Henderson and offers stunning water views from most rooms. The main level features 4 bedrooms, 4 full baths, a private office, Florida room, and a cozy sitting room off the primary suite. The living room impresses with a gorgeous beamed ceiling, and all bathrooms have been fully renovated. Downstairs includes 2 additional bedrooms, a full bath with laundry, plus a full kitchen and living room, AND a woodworking shop,--ideal for guests or multi-generational living. Enjoy private decks on both levels, paid-off solar panels (at closing) for low utility costs, and a 2022 roof for peace of mind. Home is also equipped with a central vacuum system. A rare lakefront gem! Washer and dryer downstairs will convey. Floor plans as well as a virtual tour are available.



Built in 1988

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 994444    |
| Sold Price     | \$975,000 |
| List Price     | \$999,995 |
| Bedrooms       | 6         |
| Bathrooms      | 5.00      |
| Full Baths     | 5         |
| Square Footage | 4,388     |
| Acres          | 0.61      |

|            |                        |
|------------|------------------------|
| Year Built | 1988                   |
| Type       | Detached Single Family |
| Sub-Type   | Detached Single Family |
| Style      | Traditional            |
| Status     | Sold                   |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 281 Wava Avenue        |
| Area        | 13 - Niceville         |
| Subdivision | ROCKY BAYOU ESTATES 03 |
| City        | Niceville              |
| County      | Okaloosa               |
| State       | FL                     |
| Zip Code    | 32578                  |

### **Amenities**

|               |                                                    |
|---------------|----------------------------------------------------|
| Utilities     | Electric, Gas - Natural, Public Water, Septic Tank |
| Parking       | Garage Door Opener, Oversized                      |
| # of Garages  | 2                                                  |
| View          | Lake                                               |
| Is Waterfront | Yes                                                |
| Waterfront    | Lake Front                                         |

### **Interior**

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Cathedral Ceiling(s), Fireplace, In-Law Floorplan, Pantry, Shelving, Split Bedroom, Washer/Dryer Hookup |
| Appliances        | Range Hood, Refrigerator, Gas Water Heater, Tankless Water Heater                                                        |
| Heating           | Gas - Natural                                                                                                            |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                              |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Finished                                                                                                                 |
| # of Stories      | 2                                                                                                                        |

### **Exterior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony, Dock, Private Yard, Sprinkler System                  |
| Lot Description   | Bulkhead/Seawall, Interior Lot, Restrictions, Survey Available |
| Roof              | Shingle                                                        |
| Construction      | Frame, Roof Solar Energy, Brick                                |

### **School Information**

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

**Additional Information**

|                 |                             |
|-----------------|-----------------------------|
| Days on Website | 243                         |
| Zoning          | County, Resid Single Family |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | The Property Group 850 Inc |
|----------------|----------------------------|

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