

# \$595,000 - 282 Wava Avenue, Niceville

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MLS® #979946

## \$595,000

3 Bedroom, 3.00 Bathroom, 2,740 sqft

Detached Single Family on 0.52 Acres

### ROCKY BAYOU COUNTRY CLUB ESTATES

3, Niceville, FL

Freshly staged and newly priced! Exceptional value! 282 Wava Ave... this 3 bedroom, 2.5-bath home is perfectly positioned on the 14th tee of the Rocky Bayou Golf Course, offering the best of golf course living. Tucked away on a quiet cul-de-sac in the highly sought-after Rocky Bayou neighborhood, this home delivers the ideal blend of comfort, updates, and location.

Inside, you'll find a spacious, well-designed layout loaded with updates. The fully remodeled kitchen shines with gorgeous quartz countertops and modern finishes. The primary suite is an oversized retreat, featuring a beautifully renovated bathroom with custom tile work and spa-like details. Just off the back, a climate-controlled hobby room offers the perfect space for a studio or home office. Step outside to an ideal space for entertaining. The paver walkway leads to a cozy fire pit area, and the spacious backyard is perfect for Florida outdoor living. This lot offers golf course living and lots of space to create the perfect outdoor retreat. Come check it out today!

\*Buyer to verify all measurements and items deemed important.

Built in 1992

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | 979946                 |
| Sold Price     | \$595,000              |
| List Price     | \$615,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,740                  |
| Acres          | 0.52                   |
| Year Built     | 1992                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Traditional            |
| Status         | Sold                   |

### **Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 282 Wava Avenue                    |
| Area        | 13 - Niceville                     |
| Subdivision | ROCKY BAYOU COUNTRY CLUB ESTATES 3 |
| City        | Niceville                          |
| County      | Okaloosa                           |
| State       | FL                                 |
| Zip Code    | 32578                              |

### **Amenities**

|              |                                                 |
|--------------|-------------------------------------------------|
| Amenities    | Golf, Pets Allowed                              |
| Utilities    | Electric, Gas - Natural, Public Water, TV Cable |
| Parking      | Garage Door Opener                              |
| # of Garages | 2                                               |

### **Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Crown Molding, Kitchen Island, Washer/Dryer Hookup, Wet Bar |
| Appliances        | Dishwasher, Microwave, Refrigerator                                        |
| Heating           | Central, Gas - Natural                                                     |
| Cooling           | Central Air                                                                |
| # of Stories      | 1                                                                          |

### **Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Covenants, Cul-De-Sac, Dead End, On Golf Course |
| Windows           | Skylight(s)                                     |
| Construction      | Brick                                           |

### **School Information**

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

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 460                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 150                 |
| HOA Fees Freq.  | Annually            |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Sanders Beach Realty LLC |
|----------------|--------------------------|

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