

\$389,032 - 300 Yacht Club Drive Unit 18, Niceville

MLS® #999619

\$389,032

3 Bedroom, 2.00 Bathroom, 1,500 sqft
Condominium

MARINA VILLAS CONDO AT BLUEWATER
BAY, Niceville, FL

COMPLETELY RENOVATED and perfectly positioned in the heart of Bluewater Bay, this stunning top-floor END UNIT offers breathtaking views overlooking the Bayou! Welcome to Marina Villas Condo, where luxurious waterfront living meets versatility and income potential--ideal as a high-performing investment, second home, or primary coastal retreat.

This remarkable residence features a unique dual-unit configuration. The "Premier Suite" is a beautifully updated and spacious 2-bedroom unit showcasing an inviting open-concept kitchen and living area, a well-appointed layout, full bath, and a convenient stackable washer and dryer. Step onto the screened-in balcony and soak in the serene waterfront views.

The "Guest Suite" is a private lock-out studio across the hall offering a flexible open-concept dining, and sleeping space, a kitchenette, full bath, and its own private balcony--perfect for guests, short-term stays, or additional rental income.

Wake up to shimmering water views and unwind with coastal breezes as you embrace the vibrant marina lifestyle. Bluewater Bay offers endless recreational opportunities including boating, fishing, and exploring the beautiful surroundings. Plus, you're just minutes from dining, shopping, beaches,



schools, military bases, and entertainment--truly the best of both a peaceful retreat and convenient location.

With strong rental income numbers most recently (\$2,600 for Unit 18 and \$1,350 for 18A, with potential for AirB&B income), this property delivers both lifestyle and financial opportunity.

Opportunities like this are rare--don't miss your chance to own a slice of waterfront paradise.

Built in 1981

Essential Information

MLS® #	999619
Sold Price	\$389,032
List Price	\$389,032
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,500
Year Built	1981
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	300 Yacht Club Drive Unit 18
Area	13 - Niceville
Subdivision	MARINA VILLAS CONDO AT BLUEWATER BAY
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
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View	Bayou
Is Waterfront	Yes
Waterfront	Bayou

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Fireplace, In-Law Floorplan, Kitchen Island, Recessed Lighting, Track Lighting, Newly Painted, Split Bedroom
Appliances	Dishwasher, Disposal, Dryer, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Window Treatments
Construction	Concrete, Frame, Stucco, Trim Wood

School Information

Elementary	Bluewater
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	164
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Listing Details

Listing Office	Real Broker LLC
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