

\$1,250,000 - 305 Boggy Bayou Court, Niceville

MLS® #998326

\$1,250,000

3 Bedroom, 3.00 Bathroom, 4,100 sqft

Detached Single Family

GRAND OAKS S/D, Niceville, FL

DEEDED SHORELINE LOT Â· TWO BOAT
LIFTS Â· PRIVATE ELEVATOR Â·
FIRST-FLOOR PRIMARY Â· HIGH & DRY Â·
2021 ROOF, HVAC & TANKLESS WATER
HEATER

These features define an exceptional and truly unique residence in the exclusive GRAND OAKS community -- a rare opportunity to experience the CHARM and SOPHISTICATION of CLASSIC NEW ORLEANS architecture, seamlessly blended with the COASTAL LIFESTYLE of Boggy Bayou. Set beneath a canopy of mature live oaks, the home exudes timeless elegance -- from its ornate wrought-iron galleries and brick-lined terraces to its gracious interiors filled with natural light, arched openings, and refined millwork. Designed for both relaxed living and effortless entertaining, the home features inviting gathering spaces, a chef's kitchen, and stunning architectural details such as multiple fireplaces and a beautifully preserved clawfoot tub sourced from a historic home. What truly sets this property apart is its position: a deeded shoreline lot with a private dock and two boat lifts -- shared with just one neighbor -- offering deep-water access to Boggy Bayou and a scenic ride to the Gulf, while the home itself sits high and dry beneath the oaks. All the water lifestyle, without the seawall, surge, or flood exposure. A private home elevator and a spacious first-floor primary suite make this a residence designed to be enjoyed for years to come, all within one



of Niceville's most coveted addresses and in a top-rated (State of FLorida) school districts. within Grand Oaks, where residents enjoy the benefit of living high and dry while maintaining dedicated access to the bayou--complete with a private dock and lifts just steps away, offering direct access to deep water and a lifestyle centered around boating, sunset cruises, and waterfront living. From your dock, enjoy a scenic ride to the Gulf of America, with the world-renowned white sand beaches of the Emerald Coast just minutes away, along with iconic destinations such as Crab Island, where turquoise waters and vibrant coastal energy create an unforgettable experience. Properties of this caliber and character are seldom available in Niceville--a community known for its charm, top-rated schools, and strong sense of place--making this a truly distinctive offering for those seeking a refined, waterfront lifestyle that is both elegant and remarkably uncommon along the Emerald Coast.

Built in 2003

Essential Information

MLS® #	998326
Sold Price	\$1,250,000
List Price	\$1,275,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	4,100
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	New Orleans
Status	Sold

Community Information

Address	305 Boggy Bayou Court
Area	13 - Niceville
Subdivision	GRAND OAKS S/D
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage
# of Garages	2
View	Bayou
Is Waterfront	Yes
Waterfront	Bayou

Interior

Interior Features	Crown Molding, Tray Ceiling(s), Kitchen Island, Pantry, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Washer, Electric Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
Has Basement	Yes
Basement	Unfinished
# of Stories	2

Exterior

Exterior Features	Boat Slip, Boatlift, Dock, Hot Tub, Rain Gutters
Lot Description	Cul-De-Sac, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Shingle
Construction	Frame, Brick, Trim Vinyl

School Information

Elementary	Edge
Middle	Lewis or Ruckel
High	Niceville

Additional Information

Days on Website 179
Zoning City

Listing Details

Listing Office Keller Williams Realty Destin

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