

\$2,725 - 31 Balmoral Drive, Niceville

MLS® #1009307

\$2,725

4 Bedroom, 3.00 Bathroom, 2,593 sqft
Single Family Residence on 0.19 Acres

VILLAS ST ANDREWS BLUEWATER BAY,
Niceville, FL



Welcome to this stunning golf course and lakefront home offering an exceptional floor plan, beautiful finishes, and breathtaking views. The attractive stucco exterior, tile roof, and oversized side-entry garage create an impressive first impression.

Inside, the dramatic two-story great room features a built-in media center and gas fireplace, creating a spacious and inviting gathering area. The formal dining room flows into the large kitchen, complete with granite countertops and a breakfast nook overlooking the lake.

The main level features a luxurious primary suite along with an additional bedroom and full bathroom. The primary suite is a true retreat, offering a corner whirlpool tub, separate walk-in shower, dual vanities, beautiful tile work, and a huge walk-in closet. A screened porch provides the perfect spot to relax and enjoy the peaceful golf course and lake views.

Upstairs, you'll find two generously sized bedrooms, a full bathroom with double vanity, and a versatile loft overlooking the great room--perfect for a home office, study area, playroom, or additional living space. With its exceptional location, thoughtful design, and beautiful lake and golf course setting, this home offers a truly special opportunity. Schedule your showing today!

Built in 2006

Essential Information

MLS® #	1009307
Sold Price	\$2,725
List Price	\$2,725
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,593
Acres	0.19
Year Built	2006
Type	Single Family Residence
Sub-Type	Single Family Residence
Status	Rented

Community Information

Address	31 Balmoral Drive
Area	13 - Niceville
Subdivision	VILLAS ST ANDREWS BLUEWATER BAY
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Parking	Garage Door Opener, Garage
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Gas Water Heater
Heating	Natural Gas
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas

# of Stories	2
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Exterior

Lot Description	Bulkhead/Seawall, Covenants, On Golf Course, Irregular Lot, Level, Restrictions
Windows	Double Pane Windows
Roof	Slate
Construction	Frame, Stucco, Trim Vinyl
Foundation	Slab

School Information

Elementary	Plew
Middle	Choice-Destin/Ruckel
High	Niceville

Additional Information

Days on Website	38
Zoning	Deed Restrictions, Resid Single Family

Listing Details

Listing Office	Carriage Hills Realty Inc
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