

# \$565,000 - 407 Marion Drive, Niceville

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MLS® #998609

## \$565,000

4 Bedroom, 3.00 Bathroom, 2,210 sqft

Detached Single Family on 0.51 Acres

### ROCKY BAYOU COUNTRY CLUB ESTATES

1, Niceville, FL

No fault to the seller. But....back on the market. Come see this beautiful Tudor style home on a half acre lot, overlooking the Rocky Bayou golf course. This is hidden gem, featuring timeless architectural charm, 2 spacious living areas, and a private backyard oasis with a pool and outdoor shower. Enjoy mature landscaping, and a layout perfect for both relaxing and entertaining. A rare blend of character, comfort, and a prime location.



Built in 1975

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 998609                 |
| Sold Price     | \$565,000              |
| List Price     | \$540,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,210                  |
| Acres          | 0.51                   |
| Year Built     | 1975                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Tudor                  |
| Status         | Sold                   |

### Community Information

Address 407 Marion Drive

|             |                                    |
|-------------|------------------------------------|
| Area        | 13 - Niceville                     |
| Subdivision | ROCKY BAYOU COUNTRY CLUB ESTATES 1 |
| City        | Niceville                          |
| County      | Okaloosa                           |
| State       | FL                                 |
| Zip Code    | 32578                              |

### **Amenities**

|              |                                                    |
|--------------|----------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Private Well, Septic Tank |
| Parking      | Garage Detached                                    |
| # of Garages | 2                                                  |
| Has Pool     | Yes                                                |
| Pool         | In Ground                                          |

### **Interior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Breakfast Bar, Fireplace                            |
| Appliances        | Cooktop, Dishwasher, Refrigerator, Gas Water Heater |
| Heating           | Natural Gas, Gas - Natural                          |
| Cooling           | Central Air                                         |
| # of Stories      | 2                                                   |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Outdoor Grill, Balcony, Private Yard |
| Lot Description   | On Golf Course                       |
| Windows           | Skylight(s)                          |
| Roof              | Shingle, Flat                        |
| Construction      | Brick                                |

### **School Information**

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

### **Additional Information**

|                 |                           |
|-----------------|---------------------------|
| Days on Website | 176                       |
| Zoning          | City, Resid Single Family |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker Realty |
|----------------|------------------------|

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