

\$519,000 - 4198 Whitetail Circle, Niceville

MLS® #1008592

\$519,000

3 Bedroom, 2.00 Bathroom, 2,160 sqft

Detached Single Family

MAGNOLIA FOREST S/D PH 2, Niceville, FL

Welcome to this updated, spacious 3-bedroom, 2-bathroom home situated on one of the largest lots in the highly desirable Magnolia Forest neighborhood of BlueWater Bay. Designed for comfortable living and seamless entertaining, the property boasts three distinct indoor living areas alongside an expansive outdoor patio, providing abundant space for both relaxation and social gatherings. Every major system has been completely updated to offer the new owner total peace of mind and long-term cost savings. The brand-new roof, hot water heater, and electrical panel ensure maximum efficiency and reliability. Inside, the home features modern, carpet-free flooring throughout for easy maintenance, fresh paint, and smoothly finished ceilings. The comfort and air quality are further enhanced by new A/C ductwork equipped with UV purification lights, while a new front door and garage door add to the property's strong curb appeal and security. Beyond the home's individual upgrades, buyers will benefit from exceptionally low HOA fees and insurance costs, maximizing monthly affordability. The vibrant BlueWater Bay community offers an unparalleled active lifestyle with access to premier amenities including boating, sailing, water sports, tennis and pickleball courts, golf courses, pools, walking trails, and disc golf. Perfectly located in Niceville, this turnkey property places you just minutes from top-rated schools, dining, shopping, and the



Twin Cities hospital, and sits a mere 12 minutes away from the crystal white sand beaches of Destin.

Built in 1997

Essential Information

MLS® #	1008592
Sold Price	\$519,000
List Price	\$519,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,160
Year Built	1997
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	4198 Whitetail Circle
Area	13 - Niceville
Subdivision	MAGNOLIA FOREST S/D PH 2
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Underground
Parking	Garage Door Opener

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Track Lighting, Newly Painted, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Refrigerator, Gas Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air

of Stories 1

Exterior

Exterior Features Private Yard
Roof Shingle
Construction Brick, Siding Vinyl

School Information

Elementary Bluewater
Middle Ruckel
High Niceville

Additional Information

Days on Website 68
Zoning Resid Single Family

Listing Details

Listing Office Scenic Sotheby's International Realty

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