

# \$890,000 - 4207 Cougar Circle, Niceville

MLS® #920092

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## \$890,000

4 Bedroom, 3.00 Bathroom, 3,425 sqft  
Detached Single Family on 0.54 Acres

MAGNOLIA PLANTATION AT BLUEWATER BAY, Niceville, FL

Custom living on Cougar Circle! Come see this custom upgraded home that checks ALL the boxes - 4 bedrooms, 3 FULL baths, 3 car garage, 1/2 acre lot, screened pool and spa, covered outdoor kitchen all in a guard gated community of Bluewater Bay! This rare gem is nestled deep within the highly sought after Magnolia Plantation neighborhood, safely located on a dead-end private corner lot overlooking a lake or 'turtle pond'. The massive driveway provides room for a basketball game or 6+ cars parked outside the already oversized 3 car garage. This single story brick home, built in 2006, includes a NEW roof (2023), tankless gas water heater (2020), and brand NEW outdoor covered kitchen with built in grill, drink fridge, bar, and tv! Step inside to find soaring 10-14 foot ceilings...click more ->



Built in 2006

## Essential Information

MLS® #	920092
Sold Price	\$890,000
List Price	\$854,207
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,425
Acres	0.54

Year Built	2006
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

### **Community Information**

Address	4207 Cougar Circle
Area	13 - Niceville
Subdivision	MAGNOLIA PLANTATION AT BLUEWATER BAY
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

### **Amenities**

Amenities	Gated Community, Pavillion/Gazebo
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking Spaces	3
Parking	Garage, Garage Attached, Oversized
# of Garages	3
Is Waterfront	Yes
Waterfront	Lake
Has Pool	Yes
Pool	Pool - Gunite Concrtr, Pool - In-Ground, Private

### **Interior**

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Fireplace, Fireplace Gas, Floor Hardwood, Floor Tile, Floor WW Carpet New, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Renovated, Split Bedroom, Washer/Dryer Hookup, Window Treatmnt Some
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Refrigerator W/IceMk, Stove/Oven Gas, Wine Refrigerator
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	1

**Exterior**

Exterior	Brick, Frame, Roof Dimensional Shg, Slab, Trim Vinyl
Exterior Features	Fenced Lot-Part, Lawn Pump, Pool - Gunite Concrtr, Pool - In-Ground, Porch Screened, Sprinkler System, Summer Kitchen
Lot Description	Corner, Covenants, Dead End, Interior, Level
Windows	Double Pane Windows
Roof	Roof Dimensional Shg
Construction	Frame
Foundation	Slab

**School Information**

Elementary	Bluewater
Middle	Choice-Destin/Ruckel
High	Niceville

**Additional Information**

Days on Website	408
Zoning	Resid Single Family
HOA Fees	275.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	EXP Realty LLC
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