

\$490,000 - 4328 Sunset Beach Circle, Niceville

MLS® #981415

\$490,000

3 Bedroom, 2.00 Bathroom, 2,350 sqft

Detached Single Family on 0.25 Acres

SUNSET BEACH PH 2 BLUEWATER BAY,
Niceville, FL

Excellent Location! This waterfront home is located in the beautiful mediterranean style neighborhood of Sunset Beach within the gated Bluewater BayGolf Course Community of Southwind. Situated in one of Niceville's most desirable neighborhoods, this 3-bedroom, 2-bathroom home offers 2,350 square feet of living space on a well-maintained 0.25-acre lot. This lovely home features a screened-in saltwater pool and an elevated hot tub overlooking the pretty lake. The pool is also heated so you can enjoy it year round.

Would you rather spend your weekends at the beach instead of mowing the lawn, no problem as lawn maintenance and irrigation are included in your HOA dues! Plus, you will also enjoy access to Sunset Beach's stunning Bayfront pool and clubhouse, great for private gatherings and neighborhood events.

The mature landscaping and paver driveway create a welcoming first impression, while the open-concept floor plan allows for comfortable everyday living and entertaining. The home is filled with lots of natural light, creating a bright and inviting atmosphere. Inside, you'll find durable tile flooring throughout the main living areas, a gas fireplace in the living room, and custom built-in shelving. The layout flows easily from the dining room to the kitchen and main living space, making the most of the



natural light and water views.

With a great layout and prime location, this home presents a unique opportunity to invest in a waterfront property and make it your own. Schedule a showing today to see the potential for yourself.

Built in 1994

Essential Information

MLS® #	981415
Sold Price	\$490,000
List Price	\$635,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,350
Acres	0.25
Year Built	1994
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	4328 Sunset Beach Circle
Area	13 - Niceville
Subdivision	SUNSET BEACH PH 2 BLUEWATER BAY
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Amenities	Beach, Community Room, Fishing, Gated Community, Golf, Pool, Waterfront, Pets Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage

# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Recessed Lighting, Split Bedroom, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Gas Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Outdoor Grill, Hot Tub, Pool - Enclosed, Sprinkler System
Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Slate
Construction	Stucco

School Information

Elementary	Bluewater
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	419
Zoning	County, Resid Single Family
HOA Fees	1234
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	The Premier Property Group
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