

\$875,000 - 446 Marion Drive, Niceville

MLS® #993152

\$875,000

5 Bedroom, 5.00 Bathroom, 3,571 sqft

Detached Single Family on 1.16 Acres

Rocky Bayou Country Club Estates, Niceville,
FL

Price Drop Again!!! Truly Unique property - Golf Course and Lakefront home on a big lot in popular Rocky Bayou Country Club Estates. Close to everything in Niceville - schools, churches, medical, shopping, recreation and Eglin AFB. 15 minutes to Destin and world class beaches. Direct golf cart access to Rocky Bayou Golf Club next to the 10th hole green. Short ride to the Club House with restaurant, bar, and pool. Spacious and well-lit kitchen featuring a central island. Living room features vaulted ceiling with gas log fireplace and big windows. 5 bedrooms with 4.5 bathrooms. 4 bedrooms have adjoining baths. Solid surface counters in all bathrooms. Crown molding and other fine appointments throughout the home. New roof in 2025. Take a look!!!



Built in 1993

Essential Information

MLS® #	993152
Sold Price	\$875,000
List Price	\$960,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,571

Acres	1.16
Year Built	1993
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	446 Marion Drive
Area	13 - Niceville
Subdivision	Rocky Bayou Country Club Estates
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Gas - Natural, Phone, Public Water, Septic Tank, TV Cable
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Central Vacuum, Fireplace, In-Law Floorplan, Kitchen Island, Lock Out, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Microwave, Gas Water Heater
Heating	Natural Gas, Gas - Natural
Cooling	Gas, Ceiling Fan(s)
Has Basement	Yes
Basement	Finished
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Dock, Lawn Pump, Sprinkler System
Lot Description	Cul-De-Sac, On Golf Course, Wooded
Windows	Double Pane Windows, Window Treatments
Roof	Shingle

Construction	Brick
Foundation	Slab

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	257
Zoning	County, Resid Single Family

Listing Details

Listing Office	Century 21 AllPoints Realty
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Listing information last updated on October 3rd, 2026 at 9:52am CDT