

\$250,000 - 700 Bay Drive 1003, Niceville

MLS® #986850

\$250,000

2 Bedroom, 2.00 Bathroom, 1,614 sqft

Townhouse on 0.08 Acres

ROYAL OAK VILLAGE 3A, Niceville, FL

Investor Special in Bluewater Bay! Located in Royal Oak Village, this patio home needs some TLC, making it an excellent fix-and-flip opportunity or renovation project for someone ready to add value. Built in 1986, this patio home features 2 bedrooms, 2 full baths, a formal living room with a cozy fireplace, a dining room, a breakfast area, and a spacious family room—perfect for flexible living. Enjoy the Florida lifestyle with a screened porch and a private patio off the master suite, ideal for morning coffee or relaxing evenings outdoors. Front courtyard filled with lush greenery. Attached 2-Car Garage and additional guest parking. The HOA maintains the common grounds in front of the units, the fence, the Roof (replaced in 2017), and more. HVAC replaced in 2017. Located in the desirable Bluewater Bay community, residents can enjoy optional memberships for access to swimming pools, tennis and pickleball courts, a marina, playgrounds, and more.



Built in 1986

Essential Information

MLS® #	986850
Sold Price	\$250,000
List Price	\$285,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,614
Acres	0.08
Year Built	1986
Type	Townhouse
Sub-Type	Townhouse
Style	Patio Home
Status	Sold

Community Information

Address	700 Bay Drive 1003
Area	13 - Niceville
Subdivision	ROYAL OAK VILLAGE 3A
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Amenities	Golf, Marina, Short Term Rental - Not Allowed, Playground, Pool, Tennis, Pets Allowed, Pickle Ball
Utilities	Electric, Public Sewer, Public Water
Parking	Garage Door Opener, Guest, Garage
# of Garages	2

Interior

Interior Features	Bookcases, Vaulted Ceiling(s), Fireplace, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Lot Description	Restrictions
Roof	Composite Shngl
Construction	Stucco, Trim Wood

School Information

Elementary	Bluewater
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Middle	Ruckel
High	Niceville

Additional Information

Days on Website	344
Zoning	Resid Single Family
HOA Fees	264
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Berkshire Hathaway HomeServices PenFed Realty
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