$730,000 - 764 Woods Drive, Niceville

MLS® #991928

$730,000
4 Bedroom, 3.00 Bathroom, 2,570 sqft
Detached Single Family on 0.30 Acres

MAGNOLIA WOODS, Niceville, FL

Prepare to be impressed by this updated and upgraded POOL home in Central Niceville's sought-after Magnolia Woods subdivision with an ASSUMABLE VA LOAN for qualified buyers. Situated on a spacious 0.30 acre lot on an quiet, established street with no through traffic, 764 Woods Dr offers a popular, highly functional layout packed with desirable, stylish amenities and finishes. An expanded driveway leads to a gracious, welcoming covered front porch. Once inside, discover how extensive recent improvements including interior paint, luxury vinyl flooring, and a high-end kitchen renovation enhance other impressive interior features like 10-foot ceilings, 8-foot doors and cased openings, and a custom entertainment wall with built-in cabinetry and shelving flanking a stone-fronted gas fireplace. The open-concept kitchen, living, and dining space acts as the heart of the home and natural gathering space perfect for entertaining any size crowd. Through a set of glass-fronted French doors, discover a show-stopping, private backyard oasis! From the generously-sized, covered back porch outfitted with a custom, built-in outdoor kitchen, to the gunite pool with brick-paver deck, and abundant open, grassy areas for kids and pets, the fully-fenced backyard has it all!
The spacious primary bedroom suite also offers direct access to the backyard via French doors. Enjoy the intelligently designed primary bathroom featuring two separate vanities, dedicated water closet, glass-enclosed,

curbless shower with dual showerheads, and a large walk-in closet.
Two additional bedrooms share a Jack-N-Jill bathroom with a unique and practical layout. Each bedroom has access to its own sink/vanity area; pocket doors separate those spaces from a third space in the middle with a walk-in shower and toilet, providing maximum flexibility and privacy for multiple users!
A fourth bedroom located on the opposite side of the living/kitchen/dining area from the other three bedrooms is ideal for older children, guests, or as an office/flex space. Find a third full bath across the hall from the fourth bedroom for easy and convenient access for all guests. Not to be overlooked on the way to the garage, discover a dedicated laundry room with built-in cabinetry and a utility sink. The over-sized two-car garage features epoxy flooring and wall storage system.
DO NOT WAIT to schedule your tour of this fantastic property!

NOTEWORTHY and PRACTICAL INFORMATION:
Assumable VA Loan with 3.125% interest rate, balance of approximately $654,000, and monthly payment (PITI) of $3906
Roof 2013
Water heater 2013
HVAC 2025
Pool 2013
Pool Pump 2023
Lawn Pump 2025
Recent major improvements and estimated costs:
2024 Kitchen renovation $62,000
2024 Vinyl flooring $10,000
2025 HVAC $11,000
2024 Attic insualtion $10,000
2023 Pool pump and equipment upgrades $3,000
2022 Epoxy garage flooring $3,500
2023 Shed in backyard $1,500

2022 and 2025 interior paint $3,000
2022 Grill for outdoor kitchen $1,000

Built in 2013

Essential Information

MLS® #	991928
Sold Price	$730,000
List Price	$730,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,570
Acres	0.30
Year Built	2013
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	764 Woods Drive
Area	13 - Niceville
Subdivision	MAGNOLIA WOODS
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Garage
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Bookcases, Crown Molding, Fireplace, Kitchen Island, Recessed

	Lighting, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Double Oven, Refrigerator, Electric Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Private Yard, Lawn Pump, Pool - Gunite Concrt, Sprinkler System, Yard Building, Outdoor Kitchen, Rain Gutters
Lot Description	Cleared, Covenants, Curb & Gutter, Dead End, Interior Lot, Level, Sidewalk
Windows	Double Pane Windows, Window Treatments
Roof	Shingle
Construction	Frame, Roof Pitched, Brick, Trim Aluminum, Trim Vinyl, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	256
Zoning	Resid Single Family

Listing Details

Listing Office	EXP Realty LLC

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