

\$310,000 - 800 Bay Drive 15, Niceville

MLS® #950386

\$310,000

3 Bedroom, 3.00 Bathroom, 1,841 sqft
Townhouse

ROYAL OAK VILLAGE 2A, Niceville, FL

Deal ALERT: Priced to Sell! Royal Oaks Villageâ€™s adorable gem tucked just off Bay Drive in beautiful Bluewater Bay. Prime location within walking or biking distance to the BWB Marina, Schooners, and the Bay, this rarely available 3-bed, 2.5-bath townhome just completed a complete interior repaint, including ceilings!

The spacious primary suite is conveniently located on the first floor and features dual closets, an ensuite bath with a tub/shower combo, and a Hunter ceiling fan for customizable comfort.

The kitchen offers plenty of cabinet space, a dedicated pantry, updated appliances, and a breakfast bar. Enjoy flexible dining optionsâ€™gather in the dining room or step through the sliding doors to your private garden courtyard for alfresco meals. Soaring ceilings elevate the space, open and airy! This townhome lives larger than its 1,841 sq ft with a smart layout that includes two living areas, a den/flex room, and three outdoor patios for ultimate versatility and comfort.

Warm up on cool nights by the cozy gas fireplace a rare find in this community. The main level features a convenient half bath, while upstairs boasts two generously sized bedrooms with Hunter ceiling fans, a full bathroom, and a loft-style office nook perfect for remote work or study.

Outdoor living is a dream with three unique



patio spaces: a welcoming front courtyard, a paver patio off the back, and a private, fenced patio with an electric hookup ready for a hot tub. The one-car carport includes an oversized storage area, plus there's a paver driveway and an extra parking pad.

Location is everything Royal Oaks Village is nestled in the heart of Bluewater Bay, near Publix, Winn-Dixie, Eglin AFB, Mid-Bay Bridge, NWF State College, and the emerald coast's best beaches.

Enjoy resort-style amenities including a marina, golf course, pools, tennis center, pickleball, walking paths, playground, and boat launch.

HOA dues of just \$260/month cover exterior maintenance, landscaping (outside fenced patios), common areas, and annual termite inspection.

Don't miss this rare opportunity to live in one of Bluewater Bay's most beloved communities!

Built in 1981

Essential Information

MLS® #	950386
Sold Price	\$310,000
List Price	\$329,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,841
Year Built	1981
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome

Status	Sold
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Community Information

Address	800 Bay Drive 15
Area	13 - Niceville
Subdivision	ROYAL OAK VILLAGE 2A
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Amenities	Boat Launch, Dock, Fishing, Golf, Marina, Playground, TV Cable, Tennis, Waterfront, Pickle Ball
Utilities	Electric, Gas - Natural, Public Water, TV Cable
Parking	Detached Carport, Oversized, Covered

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Pantry, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Attic Fan, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Lot Description	Covenants, Interior Lot, Level
Windows	Solar Screens
Roof	Shingle
Construction	Frame, Stucco, Wood Siding, Trim Vinyl
Foundation	Slab

School Information

Elementary	Bluewater
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	847
Zoning	Resid Multi-Family
HOA Fees	264
HOA Fees Freq.	Monthly

Listing Details

Listing Office Real Broker LLC

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