

\$301,500 - 800 Bay Drive Apt 05, Niceville

MLS® #995525

\$301,500

2 Bedroom, 2.00 Bathroom, 1,392 sqft

Townhouse on 0.07 Acres

ROYAL OAK VILLAGE, Niceville, FL

****Private END-UNIT TOWNHOME in Royal Oak Village - BLUEWATER BAY**** Welcome to #5 in desirable Royal Oak Village, ideally located in the heart of Bluewater Bay. This ONE-STORY end-unit townhome OFFERS PRIVACY, fresh updates, and LOW-MAINTENANCE LIVING in a highly convenient location. A FENCED FRONT COURTYARD welcomes you with a private outdoor space perfect for morning coffee, container gardening, or casual entertaining. Inside, the home has been FRESHLY PAINTED throughout and features luxe vinyl flooring in the main living areas, with tile in the bathrooms, foyer, and laundry -- NO CARPET. The KITCHEN HAS BEEN BEAUTIFULLY RENOVATED with silestone countertops, maple cabinetry, soft-close drawers, pull-out storage, stainless appliances, and a clean, modern finish. It opens to the breakfast area and flows seamlessly into the spacious living room, where vaulted ceilings and a WOOD-BURNING FIREPLACE with a natural stone surround create a warm and inviting focal point.

The Florida room offers flexible additional living space ideal for a home office, reading room, workout area, hobby space OR 3rd BEDROOM W/ PRIVATE ENTRANCE and overlooks the backyard. The primary suite is privately situated toward the rear of the home and features access to its own ENCLOSED COURTYARD, creating a peaceful outdoor



retreat.

Additional features include a covered carport with a large storage closet and pull-down attic access, along with three convenient overflow parking spaces located directly next to the unit.

The HOA fee of \$277 per month covers roof replacement, exterior maintenance, landscaping, irrigation, and road upkeep. There is no one-time new buyer fee, and short-term rentals are not permitted (minimum 6-month lease required). The community is professionally managed by Panhandle Management.

Royal Oak Village is just minutes from Bluewater Bay's golf course, tennis and pickleball centers, and three swimming pools (separate memberships required). The location also offers convenient access to Eglin AFB approximately a 15-minute drive making it ideal for military and civilian personnel. You'll enjoy close proximity to restaurants, grocery stores, medical offices, schools, and local favorite L.J. Schooners marina at the end of Bay Drive. The beaches of Destin are approximately 9.5 miles away, just across the Mid-Bay Bridge.

Whether you're seeking a primary residence, downsizing opportunity, second home, or long-term investment, this well-maintained end unit offers comfortable living in one of Niceville's most established communities.

Schedule your private showing today.

Built in 1981

Essential Information

MLS® # 995525

Sold Price	\$301,500
List Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,392
Acres	0.07
Year Built	1981
Type	Townhouse
Sub-Type	Townhouse
Style	Contemporary
Status	Sold

Community Information

Address	800 Bay Drive Apt 05
Area	13 - Niceville
Subdivision	ROYAL OAK VILLAGE
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Parking	Detached Carport, Carport

Interior

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

Exterior

Lot Description	Corner Lot, Covenants, Cul-De-Sac, Interior Lot, Level, Restrictions, Within 1/2 Mile to Water
Windows	Double Pane Windows
Roof	Composite Shngl

Construction	Stucco, Wood Siding, Trim Wood
Foundation	Slab

School Information

Elementary	Bluewater
Middle	Choice-Destin/Ruckel
High	Niceville

Additional Information

Days on Website	208
Zoning	County, Resid Multi-Family

Listing Details

Listing Office	Lokation
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