

# \$950,000 - 801 Weeden Island Drive, Niceville

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MLS® #991255

**\$950,000**

3 Bedroom, 3.00 Bathroom, 3,502 sqft

Detached Single Family on 1.02 Acres

SHIRKS BAYOU, Niceville, FL

Set along tranquil bayou waters with 44 feet of frontage, this distinctive 3-bedroom, 2.5-bath estate offers 3,502 square feet of thoughtfully designed living space that blends character, functionality, and natural beauty. The main residence features rich wood flooring throughout, a welcoming fireplace, and a spacious first-floor primary suite that provides privacy and convenience. A durable metal roof enhances both longevity and architectural appeal.

Two expansive covered porches create inviting spaces for outdoor relaxation and entertaining, overlooking the peaceful waterfront setting. A carport adds everyday convenience, while the detached two-car garage expands the property's versatility. Above the garage, a generous 21x27 finished living/workspace offers endless possibilities, ideal for a home office, creative studio, guest suite, or private retreat.

Designed to embrace its waterfront surroundings, this property delivers a rare combination of refined interior spaces, flexible auxiliary living areas, and tranquil bayou frontage, creating an exceptional opportunity for those seeking both comfort and lifestyle.

Built in 1986

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | 991255                 |
| Sold Price     | \$950,000              |
| List Price     | \$999,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,502                  |
| Acres          | 1.02                   |
| Year Built     | 1986                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Traditional            |
| Status         | Sold                   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 801 Weeden Island Drive |
| Area        | 13 - Niceville          |
| Subdivision | SHIRKS BAYOU            |
| City        | Niceville               |
| County      | Okaloosa                |
| State       | FL                      |
| Zip Code    | 32578                   |

### Amenities

|               |                                                                                                 |
|---------------|-------------------------------------------------------------------------------------------------|
| Utilities     | Electric, Public Sewer, Public Water, TV Cable                                                  |
| Parking       | Boat, Attached Carport, Garage Detached, Oversized, RV Access/Parking, Carport, Garage, Covered |
| # of Garages  | 2                                                                                               |
| View          | Bayou, Canal                                                                                    |
| Is Waterfront | Yes                                                                                             |
| Waterfront    | Bayou                                                                                           |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, Recessed Lighting, Pull Down Stairs, Washer/Dryer Hookup |
| Appliances        | Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Electric Water Heater                                                        |
| Heating           | Central                                                                                                                            |

|              |                             |
|--------------|-----------------------------|
| Cooling      | Central Air, Ceiling Fan(s) |
| # of Stories | 2                           |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Lawn Pump, Sprinkler System, Separate Living Area |
| Lot Description   | Cleared, Corner Lot, Flood Insurance Req          |
| Windows           | Double Pane Windows                               |
| Roof              | Metal                                             |
| Construction      | Frame, Brick, Siding Vinyl, Trim Vinyl            |

## School Information

|            |           |
|------------|-----------|
| Elementary | Plew      |
| Middle     | Ruckel    |
| High       | Niceville |

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 274                 |
| Zoning          | Resid Single Family |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Real Broker LLC |
|----------------|-----------------|

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