

# \$859,000 - 813 Bayshore Drive, Niceville

MLS® #988343

## \$859,000

3 Bedroom, 3.00 Bathroom, 1,880 sqft  
Detached Single Family on 0.20 Acres

NICEVILLE, Niceville, FL

WATERFRONT LIVING WITH INCREDIBLE VIEWS IN NICEVILLE – UNDER \$850K!  
Discover the best of coastal living in this charming 3-bedroom, 2.5-bath Florida cottage with 89 feet of deep-water frontage. Enjoy direct boating access from your private dock, complete with boat and jet ski lifts, and take in breathtaking sunsets over the bayou. This home blends classic cottage charm with modern updates, including a new roof (2023). The bright, open layout showcases serene water views from nearly every room. Perfect for entertaining or relaxing on multiple decks, this property captures the true essence of Florida waterfront living! Short term rentals are allowed in this area and one of the garages can be converted to a guest suite to generate income or provide additional living space.



Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 988343    |
| Sold Price     | \$859,000 |
| List Price     | \$849,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,880     |
| Acres          | 0.20      |

|            |                        |
|------------|------------------------|
| Year Built | 2004                   |
| Type       | Detached Single Family |
| Sub-Type   | Detached Single Family |
| Style      | Florida Cottage        |
| Status     | Sold                   |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 813 Bayshore Drive |
| Area        | 13 - Niceville     |
| Subdivision | NICEVILLE          |
| City        | Niceville          |
| County      | Okaloosa           |
| State       | FL                 |
| Zip Code    | 32578              |

### **Amenities**

|               |                                      |
|---------------|--------------------------------------|
| Utilities     | Electric, Public Sewer, Public Water |
| Parking       | Garage Door Opener, Boat, Garage     |
| # of Garages  | 2                                    |
| View          | Bayou                                |
| Is Waterfront | Yes                                  |
| Waterfront    | Bayou                                |

### **Interior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Crown Molding, Tray Ceiling(s), Pantry, Split Bedroom, Washer/Dryer Hookup, Wet Bar |
| Appliances        | Dishwasher, Disposal, Microwave, Refrigerator, Electric Water Heater                           |
| Heating           | Central                                                                                        |
| Cooling           | Central Air, Ceiling Fan(s)                                                                    |
| # of Stories      | 2                                                                                              |

### **Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Balcony, Boat Slip, Boatlift, Dock, Lawn Pump, Sprinkler System |
| Lot Description   | Bulkhead/Seawall, Flood Insurance Req, Within 1/2 Mile to Water |
| Windows           | Double Pane Windows, Window Treatments                          |
| Roof              | Shingle                                                         |
| Construction      | Foundation Off Grade, Frame, Siding Vinyl, Trim Vinyl           |

### **School Information**

|            |           |
|------------|-----------|
| Elementary | Edge      |
| Middle     | Ruckel    |
| High       | Niceville |

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 344                 |
| Zoning          | Resid Single Family |

### **Listing Details**

|                |                                                    |
|----------------|----------------------------------------------------|
| Listing Office | Better Homes and Gardens Real Estate Emerald Coast |
|----------------|----------------------------------------------------|

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