

# \$755,000 - 904 Fallin Branch Court, Niceville

MLS® #924127

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## \$755,000

4 Bedroom, 3.00 Bathroom, 2,461 sqft  
Detached Single Family on 0.32 Acres

MAGNOLIA WOODS, Niceville, FL

Stunning home in Magnolia Woods in central Niceville. Executive style home shows like a Southern Living model, with high 10' ceilings, 8 ft doors, 4 large bedrooms, 3 full baths, screened in porch & luxurious lagoon saltwater, gunite, in-ground pool! Great Room with dual surround sound. BRAND NEW KITCHEN -- a cooks delight with tons of new cabinets, new gas stove, new fridge & HUGE kitchen island w/drawers on all sides. Master bath w/new custom closet system, double vanities, and great walk-in tile shower. Screened in porch is plumbed for gas, water and cable TV, for an outdoor kitchen, if you'd like. Backyard is huge, even w/ the pool & new pergola area. Well provides low cost watering the yard. Whole house water filtration system, gas hot water circulating pump. NO HOA.



Built in 2013

## Essential Information

MLS® #	924127
Sold Price	\$755,000
List Price	\$744,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,461
Acres	0.32
Year Built	2013

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

### Community Information

Address	904 Fallin Branch Court
Area	13 - Niceville
Subdivision	MAGNOLIA WOODS
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

### Amenities

Utilities	Gas - Natural, Public Sewer, Public Water, Underground
Parking Spaces	2
Parking	Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Pool - Gunite Concrtr, Pool - In-Ground, Private

### Interior

Interior Features	Floor Hardwood, Floor Tile, Floor WW Carpet, Split Bedroom, Washer/Dryer Hookup, Window Treatmnt Some
Appliances	Dishwasher, Disposal, Microwave, Refrigerator W/IceMk, Stove/Oven Gas
Heating	Heat Cntrl Electric
Cooling	AC - High Efficiency
# of Stories	1

### Exterior

Exterior	Brick, Roof Dimensional Shg, Siding CmntFbrHrdBrd, Slab, Trim Vinyl
Exterior Features	Fenced Back Yard, Lawn Pump, Patio Open, Pool - Gunite Concrtr, Pool - In-Ground, Porch Screened, Renovated, Sprinkler System
Lot Description	Covenants, Cul-De-Sac, Curb & Gutter, Interior, Level, Restrictions, Sidewalk, Survey Available
Roof	Roof Dimensional Shg
Foundation	Slab

**School Information**

Elementary	Edge/Lewis/Plew
Middle	Ruckel
High	Niceville

**Additional Information**

Days on Website	358
Zoning	Resid Single Family
HOA Fees	0.00

**Listing Details**

Listing Office	Eagle Bay Real Estate
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