

\$570,000 - 1080 Napa Way, Niceville

MLS® #999665

\$570,000

3 Bedroom, 2.00 Bathroom, 2,273 sqft

Detached Single Family on 0.19 Acres

CHARDONNAY ESTATES, Niceville, FL

MOTIVATED SELLERS! {6.25% VA LOAN ASSUMPTION AVAILABLE!} Welcome home to 1080 Napa Way where you're just 6 miles to the gorgeous beaches of Destin! It's ***THE*** stunning BLUEWATER BAY home that you've been searching for! This beautiful 2004 stucco home is a ***MUST SEE IN PERSON*** and is located in the highly coveted & very well established subdivision of Chardonnay Estates! Enjoy living in one of the most desirable areas of Niceville with top-rated schools & easy convenience to Eglin AFB, Army 7th Group, and the Naval EOD school! Nestled inside a cul-de-sac with underground utilities, you'll find this exceptional & immaculately maintained home that's sure to please! You'll love & appreciate all it has to offer - especially all the notable features such as a thoughtful open & split floor-plan, 2 living room spaces, 2023 roof, 2021 water heater, 2018 HVAC, brand new carpet in all 3 bedrooms, tile throughout the main living areas, and neutral color paint in all rooms. The openness & spaciousness this home offers allows an easy transitional flow from one room to the next that's perfect for entertaining your family & friends! The kitchen truly is the heart of this home and boasts granite countertops and stainless steel appliances. Just off the kitchen is the laundry room and pantry. (Less than 1 year old washer & dryer convey!) The kitchen overlooks the eat-in nook along with the cozy family room that's highlighted by a gas fireplace. The living room is open to the



beautiful large dining room in the front of the home & near the foyer. The tranquil and massive primary bedroom and bathroom allow you to relax in comfort, space, and style. The primary bathroom features tile flooring, a separate shower, a separate tub, separate vanities, a separate toilet room, and a large primary closet. Several areas of the home allow you to enter/exit the covered & screened-in back porch where you can enjoy & entertain within it or access the spacious backyard that's fully privacy fenced and has ample room for a pool. You'll be pleased to know that the irrigation is from a well pump and not city water! Multiple trees and shrubs have been removed to allow more space for enjoyment. This home allows you to feel at ease knowing you get to just relax and just enjoy being home! The following items are all gas: fireplace and an outdoor stub for grilling. Sellers have a termite contract with Bryan Pest Control. HOA fee is only \$134 per quarter. Don't miss your chance to own this stunner of a home! Schedule your private tour today!

***Yearly termite contract with Bryan Pest Control is \$325 per year and renews in August 2026.

***Home Insurance Quotes:

- 1.) Cooke Insurance Agency = \$2,381.31 per year
- 2.) Affordable Home Insurance = \$2,622.05 per year

~VERY Close By Locations:

****White Point Road - Maxwell Gunter Mid-Bay Shores Recreation Area is less than a mile away! Enjoy walking/hiking trails, swimming in the bay, fishing from the shore, relaxing & laying out on the sand, launching kayaks/canoes/paddleboards, or just having a picnic by the water! It's a great local spot to

enjoy!!!

(1.) Beaches of Destin are just 6 miles away! Just over the mid-bay bridge takes you to "Crystal Beach" where there are several public beach access locations by Camille's and Crab Trap. The Back Porch is another favorite public beach. A local's favorite is Henderson Beach State Park where you can pay to have a yearly membership for ample parking, pavilions, and bathrooms! (Military receive discounts for the membership! Check out www.floridastateparks.org for more info!)

(2.) Bluewater Elementary School is 2.5 miles from this home!

(3.) 6 miles away are both Ruckel Middle School and Niceville High School! These schools are located right next to each other and are across the street from the Niceville Children's Park (free access) and Niceville Library.

(4.) Fred Gannon Rocky Bayou State Park is located 3 miles away and is a local favorite spot to launch boats! You can purchase a yearly membership. (Check out www.floridastateparks.org for more info and military discounts!)

(5.) Bluewater Bay has 3 separate swimming pool facilities that are all part of a membership that you can pay for to be a part of through Recreation Services, Inc. All 3 pools are located within close proximity to this home! It's just 1 mile to the Woodlands Pool, 3.5 miles to the Bay Drive Pool, and 2.5 miles to the Glen Eagles Pool. (Check out www.bluewaterbayfl.com for more info!)

(6.) The Golf Club at Bluewater Bay is 2 miles away. (Check out bwbresort.com for more info.)

(7.) Just 2.5 miles from this home is the Emerald Coast Pickleball courts and 3 miles away is the Emerald Coast Tennis Center. The tennis center's location (777 Bay Drive) only has tennis courts at it, but the pickleball courts

are located right down the road at 1200 Oakmont Drive. (The pickleball courts are directly next to the Glen Eagles Pool which is one of the 3 pools of Bluewater Bay. The pickleball membership and the pool membership can be purchased through their separate businesses. They share access to the bathrooms located by the pool and pickleball courts. (Check out www.bluewaterbayfl.com for more info about ECT Management!)

(8.) Eglin Air Force Base back (east) gate is just 10 miles away and the front (main) gate is only 14 miles away.

(9.) It's 19 miles to Hurlburt Field Air Force Base's back gate and 25 miles to the front gate.

(10.) This home is just 22 miles to Army 7th Special Forces Group Soldier Support Center compound.

(11.) The Naval School Explosive Ordinance Disposal base is the closest military base distance to this home! It's only 2.5 miles away.

(12.) Winn-Dixie (grocery store) is only 2 miles away.

(13.) It's only 5 miles to Publix and just 6 miles Walmart.

(14.) Just 2 miles to Ciao Bella/Bella Blue Bar, Tisano's, Sabina's Europa, Schnitzel & More, Thai Ladda, Amor & Taco's Mexican Kitchen and Cocina, Brother's Kitchen, Tango 3 Coffee Roasters Hurricane Grill & Wings, and Pepito's Mexican Restaurant.

L. J. Schooners Dockside Restaurant & Oyster Bar is only 4 miles away!

Built in 2004

Essential Information

MLS® #	999665
Price	\$570,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	2,273
Acres	0.19
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	1080 Napa Way
Area	13 - Niceville
Subdivision	CHARDONNAY ESTATES
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, Underground
Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Recessed Lighting, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Columns, Private Yard, Lawn Pump, Sprinkler System, Rain Gutters
Lot Description	Covenants, Cul-De-Sac, Level, Restrictions, Survey Available, Within 1/2

	Mile to Water
Windows	Window Treatments
Roof	Shingle
Construction	Frame, Stucco, Trim Vinyl
Foundation	Slab

School Information

Elementary	Bluewater
Middle	Ruckel
High	Niceville

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Elevation Realty Inc
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