

\$700,000 - 1307 Windward Circle, Niceville

MLS® #1010762

\$700,000

3 Bedroom, 2.00 Bathroom, 2,440 sqft

Detached Single Family on 0.43 Acres

WINDWARD PH 1 BLUEWATER BAY,
Niceville, FL

Private Beach, Gated & Completely
Renovated

Tucked behind private gates in Windward at Bluewater Bay, 1307 Windward Cir belongs to one of the few communities in the area with a residents only beach and dock. The home itself has been completely renovated from top to bottom, with a New Roof and New HVAC already in place, move in ready, with nothing left to do but enjoy it.

Arrive to the spacious brick paver driveway and stunning glazed double front door entry.

Inside, a soaring brick fireplace rises from the floor to the vaulted ceilings as a freestanding centerpiece between the entry and the step down living room, giving the open floor plan a striking architectural anchor. Fresh paint, wide plank luxury vinyl flooring, and seventeen new-oversized windows carry natural light through every room.

The fully renovated kitchen pairs quartz countertops with a custom range hood, and a full tile backsplash, alongside a coffee bar and dedicated wine storage. A window over the sink frames the kitchen, while separate formal and informal dining spaces make room for everything from weeknight dinners to holiday gatherings. The primary suite is its own retreat: an exposed wood beam overhead, two closets



(one a full walk-in), and a spa bath centered on a peninsula quartz vanity beneath a double-sided hanging mirror. A garden tub sits against a shiplap accent wall in a soft coastal hue echoed throughout the home's cabinetry, and the fully tiled walk-in shower features dual shower heads.

Outdoor living is just as abundant, with three patios, a screened porch leading to the back deck, and a sunroom connected by French doors. Nearly every room opens onto its own piece of the outdoors.

Beyond the gate, Bluewater Bay offers resort caliber amenities: three pools, a five-acre tennis and pickleball complex, a full-service marina with 120 boat slips, disc golf, miles of walking and biking trails, restaurants, and gated boat and RV storage. All this, just a short drive across the Mid-Bay Bridge from Destin's beaches, shopping, and dining.

Completely renovated and set inside one of Niceville's most private communities, 1307 Windward Cir is ready for its next owner.

Built in 1986

Essential Information

MLS® #	1010762
Price	\$700,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,440
Acres	0.43
Year Built	1986
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary

Status	Active
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Community Information

Address	1307 Windward Circle
Area	13 - Niceville
Subdivision	WINDWARD PH 1 BLUEWATER BAY
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Cathedral Ceiling(s), Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Freezer, Microwave, Range Hood, Refrigerator, Electric Water Heater
Heating	Heat Pump, Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Lot Description	Covenants, Interior Lot, Level, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments
Roof	Composite Shngl
Construction	Siding Brick Some, Wood Siding
Foundation	Slab

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office HomeAdvantage

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