

# \$699,000 - 204 Regatta Drive, Niceville

MLS® #1008192

**\$699,000**

3 Bedroom, 3.00 Bathroom, 2,004 sqft

Townhouse on 0.11 Acres

WATER OAKS 2 T/H, Niceville, FL

Your coastal oasis awaits. Featuring a private boat dock and instant access to the water, this exceptional property is a true standout. Residents enjoy premium community perks like a pool, tennis courts, and a covered picnic area. Your private backyard serves as a peaceful sanctuary, framed by majestic shade trees and soothing water views where you can fish at your leisure. The thoughtful floor plan includes a main-level bedroom, while the upper-level master suite opens up to a private balcony tailored for enjoying the evening bay breeze. The updated master bath features TWO vanities and TWO commodes separated by a large walk in shower. In addition to the master suite being upstairs, there is another bedroom AND a bonus room that would be the perfect gym, office or additional bedroom space! Units in Water Oaks with a downstairs bedroom are rare so don't miss this opportunity to make this yours!

Square footage figures are approximate and taken from tax records.

Built in 1984

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 1008192   |
| Price     | \$699,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |           |
|----------------|-----------|
| Full Baths     | 3         |
| Square Footage | 2,004     |
| Acres          | 0.11      |
| Year Built     | 1984      |
| Type           | Townhouse |
| Sub-Type       | Townhouse |
| Style          | Townhome  |
| Status         | Active    |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 204 Regatta Drive |
| Area        | 13 - Niceville    |
| Subdivision | WATER OAKS 2 T/H  |
| City        | Niceville         |
| County      | Okaloosa          |
| State       | FL                |
| Zip Code    | 32578             |

### Amenities

|               |                                                                      |
|---------------|----------------------------------------------------------------------|
| Utilities     | Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable |
| # of Garages  | 1                                                                    |
| View          | Bayou                                                                |
| Is Waterfront | Yes                                                                  |
| Waterfront    | Bayou                                                                |
| Water View    | Bayou                                                                |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Fireplace, Recessed Lighting, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted |
| Appliances        | Dishwasher, Disposal, Microwave, Range Hood, Electric Water Heater                                                                                   |
| Heating           | Central, Gas - Natural                                                                                                                               |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                                          |
| # of Stories      | 2                                                                                                                                                    |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Dock                                                                          |
| Lot Description   | Cleared, Covenants, Cul-De-Sac, Dead End, Interior Lot, Irregular Lot, Level, Sidewalk |

|              |                                        |
|--------------|----------------------------------------|
| Windows      | Double Pane Windows, Window Treatments |
| Roof         | Slate                                  |
| Construction | Brick, Siding Brick Some, Wood Siding  |
| Foundation   | Slab                                   |

### **School Information**

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

### **Additional Information**

|        |                                              |
|--------|----------------------------------------------|
| Zoning | City, Deed Restrictions, Resid Single Family |
|--------|----------------------------------------------|

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bayside Realty NWF |
|----------------|--------------------|

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