

\$313,000 - 24 Nikki Circle, Santa Rosa Beach

MLS® #1012791

\$313,000

2 Bedroom, 1.00 Bathroom, 1,025 sqft

Detached Single Family on 0.44 Acres

BAY SHADOW ESTATES, Santa Rosa Beach, FL

Tucked peacefully away in the sought-after Point Washington area of Santa Rosa Beach, this quaint 2-bedroom, 1-bath bungalow offers the perfect blend of privacy, convenience, and coastal living. Situated on nearly half an acre of wooded land, the property provides plenty of space, storage, and workspace while remaining just minutes from the sugar-white sand beaches and emerald waters of South Walton. Inside, you'll find a spacious living area, full kitchen with breakfast bar, two nicely sized bedrooms, full bath, laundry area, and beautiful oak hardwood and travertine flooring. Step outside to enjoy the expansive deck and covered porch, perfect for relaxing, entertaining, or taking in the peaceful wooded surroundings. Recent updates include a brand-new HVAC system installed prior to listing, while the roof was replaced in 2017. Outdoor enthusiasts will appreciate being less than a mile from Charles Cessna Landing Boat Ramp on Hogtown Bayou, providing access to Choctawhatchee Bay along with two boat-launch lanes, courtesy dock, 16 boat-trailer parking spaces, playground, picnic pavilion, grills, fishing dock, and restrooms. Plus, Ed Walline Public Beach Access is only approximately 4.5 miles away, making it easy to enjoy the best of the Emerald Coast. Whether you're looking for a full-time residence, coastal getaway, or investment opportunity, this charming bungalow offers an incredible location with room to make it your



own.

Built in 1998

Essential Information

MLS® #	1012791
Price	\$313,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,025
Acres	0.44
Year Built	1998
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	24 Nikki Circle
Area	16 - North Santa Rosa Beach
Subdivision	BAY SHADOW ESTATES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Private Well, Septic Tank
Parking	Attached Carport, Covered

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Recessed Lighting
Appliances	Dishwasher, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Lot Description	Interior Lot, Level, Wooded
Windows	Window Treatments

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Keller Williams Success Realty
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