

\$380,000 - 300 Yacht Club Drive 15, Niceville

MLS® #1010456

\$380,000

3 Bedroom, 2.00 Bathroom, 1,428 sqft
Condominium

MARINA VILLA CONDOS AT BLUEWATER
BAY, Niceville, FL

Waterfront dual-unit on the 3rd floor with two separate income streams in one purchase, grossing \$45,600 annually with near-full occupancy over 18 months of rental history. Unit 1 is a 2BR/1BA with a screened porch overlooking the marina, updated kitchen with quartz countertops, new sink, new light fixtures, and fresh paint. Currently leased at \$2,400/month through July 31, 2027.

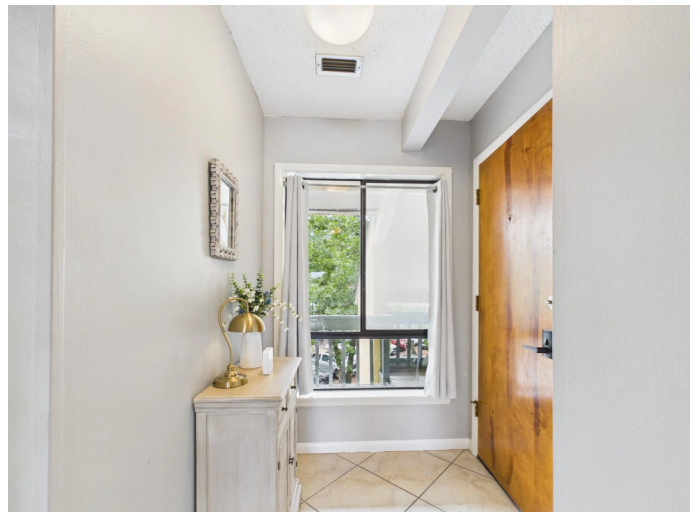
Unit 2 (15A) is a fully furnished 1BR/1BA studio operated as a short-term rental. Income and occupancy documentation available to qualified buyers upon request. Buyer to verify all rental figures, HOA regulations, and short-term rental permissions.

Located near LJ Schooners and Freedom Boat Club.

Built in 1981

Essential Information

MLS® #	1010456
Price	\$380,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,428
Year Built	1981
Type	Condominium



Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	300 Yacht Club Drive 15
Area	13 - Niceville
Subdivision	MARINA VILLA CONDOS AT BLUEWATER BAY
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Public Sewer, Public Water
View	Bay, Bayou
Is Waterfront	Yes
Waterfront	Bay, Bayou
Water View	Bay, Bayou

Interior

Interior Features	Vaulted Ceiling(s), In-Law Floorplan, Lock Out, Shelving, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony, Boat Launch, Dock, Outdoor Shower
Windows	Window Treatments
Construction	Concrete, Frame, Stucco, Trim Wood

School Information

Elementary	Bluewater
Middle	Ruckel
High	Niceville

Listing Details

Listing Office	Spence Properties
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