

\$269,990 - 308 Westlake Court 308, Niceville

MLS® #998724

\$269,990

3 Bedroom, 2.00 Bathroom, 1,237 sqft
Condominium

LAKESIDE CONDO AT BLUEWATER BAY,
Niceville, FL

Experience peaceful waterfront living at 308 Westlake Court, a beautifully maintained condominium tucked inside the highly desirable Bluewater Bay community. Perfectly positioned along a serene lake, this home offers calming water views that can be enjoyed from both the private porch and the spacious primary bedroom--creating a daily backdrop of relaxation and coastal charm. Located on the second level and spanning two stories, this residence offers the added privacy and peace of mind of having no neighbors living above you. Inside, the thoughtfully designed layout blends comfort and functionality. A first-floor bedroom and full bath provide flexibility for guests, a home office, or multi-generational living, while the main living spaces are filled with natural light and tranquil scenery that make the home feel open, inviting, and connected to its surroundings. All walls have been freshly painted, and the home is exceptionally well maintained throughout, adding to its move-in-ready appeal.

Recent updates include an HVAC system (2022), water heater (2022), washer, dryer, and stove, along with a roof replaced by the HOA in 2020--allowing for easy, low-maintenance ownership. The condominium is VA-approved and also qualifies for short-term rental use, offering added flexibility for both homeowners and investors.



Beyond the home itself, Bluewater Bay offers a lifestyle that is hard to match, just minutes from Eglin Air Force Base, top-rated schools, shopping, dining, and the Emerald Coast's white-sand beaches. Residents enjoy easy access by foot or golf cart to LJ Schooners, the marina, and waterfront activities like boating, fishing, and paddleboarding.

Whether you're searching for a primary residence, second home, or coastal investment, this property presents a rare opportunity to enjoy scenic views, flexible living, low-maintenance ownership, and the added privacy of no upstairs neighbors in one of the area's most sought-after communities.

Built in 1985

Essential Information

MLS® #	998724
Price	\$269,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,237
Year Built	1985
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	308 Westlake Court 308
Area	13 - Niceville
Subdivision	LAKE SIDE CONDO AT BLUEWATER BAY
City	Niceville
County	Okaloosa
State	FL

Zip Code	32578
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Amenities

Utilities	Electric, Public Water
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View	Lake
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Is Waterfront	Yes
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Waterfront	Lake Front
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Water View	Lake
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Interior

Interior Features	Owner's Closet, Washer/Dryer Hookup
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Appliances	Dishwasher, Dryer, Microwave, Washer, Electric Water Heater
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Heating	Central
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Cooling	Central Air, Ceiling Fan(s)
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Exterior

Exterior Features	Balcony
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Windows	Skylight(s)
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Roof	Composite Shngl
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Construction	Stucco, Trim Wood
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Foundation	Slab
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School Information

Elementary	Bluewater
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Middle	Ruckel
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High	Niceville
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Listing Details

Listing Office	Coldwell Banker Realty
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