

\$1,260,000 - 327 Grand Oaks Drive, Niceville

MLS® #1001503

\$1,260,000

3 Bedroom, 3.00 Bathroom, 2,313 sqft

Detached Single Family

GRAND OAKS S/D, Niceville, FL

EVERY ROOM HAS A WATER VIEW! DEEP WATER BOAT SLIP and dock with 25 ft of water frontage! This stately RENOVATED home situated on a PRIME corner lot in Grand Oaks is truly the 'Belle of the Bayou' perched above Boggy Bayou and nestled amongst majestic oak trees draped with Spanish moss. This elegant and well appointed home offers the best of both worlds, more character and charm than new construction, and a fully renovated (2020) updated interior with every feature on your wish list! The kitchen features a massive island, Viking dual fuel range, wine refrigerator, charming pantry, and a window seat providing panoramic bayou views! A gas fireplace flanked by custom built-ins, anchors the living space and the hardwood floors, board and batten and shiplap trimmed walls, and grand staircase Truly elevate the space. Upstairs a loft with built in bookcases awaits at the top of the staircase. All bedrooms overlook the water so everyone gets a magnificent view. The oversized primary suite features a bay window making the water view and sunset view visible from your bed. The En-Suite bath features dual vanities, a freestanding soaker tub and travertine shower. The primary closet has adjoining space perfect for exercise room or office! The additional bedrooms both have access to a balcony overlooking the water. Some of the added features include a whole home generator system, a tesla EV charger in the garage, newly refinished tongue and groove stained wood ceilings on the wrap



around porch, freshly painted exterior, both HVAC units replaced in 2024, and an active termite bond in place for buyer peace of mind. The bayou front community owned private green space provides an additional "backyard lawn" for you to use to host parties and get togethers, play sports, or just chill out and enjoy coastal living. Your very own deep water boat slip adds a quality of life bonus you can't find in a traditional subdivision. Customize your space by your dock and consider setting up a fire pit and "sandy beach" spot as some other owners have chosen to do. These type properties rarely come on market and 327 Grand Oaks Drive offers one of the BEST VIEW PERSPECTIVES in the neighborhood. Why settle for "bigger" when what you really want is "better"...better home, better view, and better quality of life! Come and see for yourself why Niceville is one of the most sought after communities in Florida and experience the magic of coastal Florida living. You can enjoy boating, paddle boarding, jet skiing, and fishing right from your own back yard, or take a short stroll to visit local eateries and popular spots along the Bayou. Watch the dolphins play, enjoy picture perfect sunsets, and ask yourself why you waited this long to start living your BEST LIFE! Call to schedule your private showing today.

Built in 1999

Essential Information

MLS® #	1001503
Price	\$1,260,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,313
Year Built	1999

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Pueblo
Status	Active

Community Information

Address	327 Grand Oaks Drive
Area	13 - Niceville
Subdivision	GRAND OAKS S/D
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener
# of Garages	2
View	Bayou
Is Waterfront	Yes
Waterfront	Bayou
Water View	Bayou

Interior

Interior Features	Breakfast Bar, Bookcases, Crown Molding, Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Balcony, Columns, Dock
Lot Description	Corner Lot, Covenants, Level, Restrictions, Survey Available, Within 1/2 Mile to Water

Windows	Window Treatments, Window Bay
Roof	Shingle
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Edge
Middle	Ruckel
High	Niceville

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Elite Real Estate Services of NWFL LLC
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