

# \$795,000 - 4522 Golf Villa Court Unit 204, Destin

MLS® #1008823

**\$795,000**

3 Bedroom, 3.00 Bathroom, 2,545 sqft  
Condominium

REGATTA BAY GOLF VILLAS CT UNIT 204,  
Destin, FL

**SELLER-PAID BUYER INCENTIVE!** Seller offering up to \$20,000 in buyer incentives with an acceptable offer, including up to \$6,000 toward buyer closing costs PLUS one full year of regular Golf Villas and Regatta Bay HOA assessments, valued at approx. \$14,000! Enjoy less cash out of pocket at closing and a full year of regular HOA assessments paid.

Welcome to one of the most extensively updated Golf Villas in Regatta Bay! This spacious 2nd-floor residence offers 2,545 SF, 3 bedrooms, 3 full baths, a 2-car garage, and an additional dedicated parking space exclusive to 2nd-floor villas. Built with future elevator capability, this exceptional floor plan delivers comfort, space, and convenience.

Nearly every major component has been thoughtfully upgraded. The chef's kitchen features custom cabinetry, quartz countertops, Bosch appliances, beverage refrigerator, and separate wine refrigerator. The redesigned primary bath offers a freestanding soaking tub, oversized shower, custom vanities, and designer finishes. A cozy kitchen sitting area with electric fireplace adds charm, while the living room boasts a custom built-in entertainment wall with surround sound and LED accent lighting.

Recent updates include 2023 HVAC, 2024 tankless water heater, new balcony



screens/framing, 2024 tile roof, 2026 exterior repaint, updated lighting, and refreshed landscaping.

Enjoy gated Regatta Bay amenities including championship golf, tennis, pickleball, walking trails, pools, and playgrounds.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 1008823     |
| Price          | \$795,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,545       |
| Year Built     | 2004        |
| Type           | Condominium |
| Sub-Type       | Condominium |
| Style          | N/A         |
| Status         | Active      |

**Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | 4522 Golf Villa Court Unit 204      |
| Area        | 14 - Destin                         |
| Subdivision | REGATTA BAY GOLF VILLAS CT UNIT 204 |
| City        | Destin                              |
| County      | Okaloosa                            |
| State       | FL                                  |
| Zip Code    | 32541                               |

**Amenities**

|              |                                             |
|--------------|---------------------------------------------|
| Utilities    | Electric, Phone, Public Sewer, Public Water |
| Parking      | Garage Door Opener                          |
| # of Garages | 2                                           |

**Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Tray Ceiling(s), Kitchen Island, Recessed Lighting, Newly |
|-------------------|--------------------------------------------------------------------------|

|            |                                                                                |
|------------|--------------------------------------------------------------------------------|
|            | Painted, Pantry, Washer/Dryer Hookup                                           |
| Appliances | Cooktop, Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater |
| Heating    | Heat Pump, Central                                                             |
| Cooling    | Central Air, Ceiling Fan(s)                                                    |

## Exterior

|                   |               |
|-------------------|---------------|
| Exterior Features | Balcony       |
| Roof              | Concrete      |
| Construction      | Frame, Stucco |
| Foundation        | Slab          |

## School Information

|            |                   |
|------------|-------------------|
| Elementary | Destin            |
| Middle     | Destin            |
| High       | Fort Walton Beach |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | 1 Percent Lists Florida Coast |
|----------------|-------------------------------|

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Listing information last updated on September 14th, 2026 at 3:22am CDT