

# \$1,850,000 - 508 Village Oaks Lane, Niceville

MLS® #993624

**\$1,850,000**

3 Bedroom, 4.00 Bathroom, 3,255 sqft  
Detached Single Family on 0.17 Acres

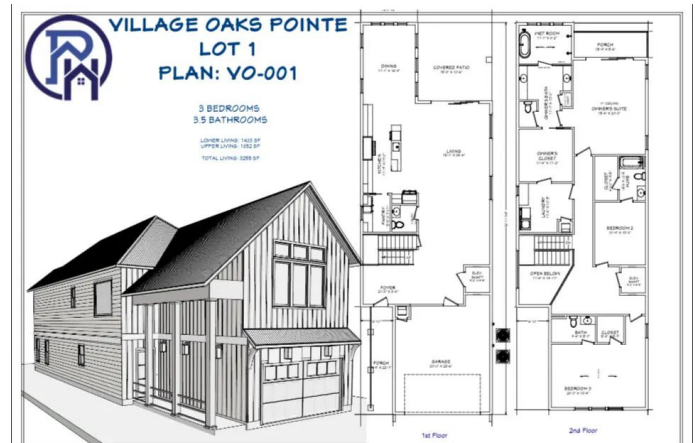
VILLAGE OAKS, Niceville, FL

Experience refined waterfront living on Rocky Bayou in Niceville, where architectural elegance and coastal luxury come together in this to-be-built custom residence. Offering 3,255 square feet of thoughtfully designed living space, this home is crafted to capture the beauty, serenity, and prestige of its exceptional bayfront setting.

The home's open-concept design is enhanced by expansive windows and carefully positioned living spaces that frame sweeping, unobstructed views of the entire bay. Multiple outdoor living areas—including a covered waterfront patio and an upper-level balcony—provide the perfect setting for morning sunrises, evening sunsets, and tranquil bay breezes.

Designed with both sophistication and comfort in mind, the residence features three bedrooms, three and a half bathrooms, and a private residential elevator, offering seamless access between levels and an added layer of convenience and long-term livability. High ceilings, generous living areas, and a flowing floor plan create an atmosphere ideal for both intimate gatherings and elegant entertaining.

For boating enthusiasts, this property delivers direct deep-water access with no fixed bridges, allowing effortless travel to Choctawhatchee Bay, Destin Harbor, Crab Island, and the East Pass leading into the Gulf of America. A



private dock offers immediate access for boating, paddleboarding, or simply enjoying life on the water.

From an investment perspective, this is a rare new-construction waterfront offering in one of the area's most desirable bayou settings. The combination of modern construction, premier water access, and timeless coastal design ensures enduring appeal whether as a primary residence, luxury retreat, or investment opportunity.

Built in 2026

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 993624                 |
| Price          | \$1,850,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,255                  |
| Acres          | 0.17                   |
| Year Built     | 2026                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Contemporary           |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 508 Village Oaks Lane |
| Area        | 13 - Niceville        |
| Subdivision | VILLAGE OAKS          |
| City        | Niceville             |
| County      | Okaloosa              |

|          |       |
|----------|-------|
| State    | FL    |
| Zip Code | 32578 |

### Amenities

|               |                                                     |
|---------------|-----------------------------------------------------|
| Utilities     | Electric, Gas - Natural, Public Sewer, Public Water |
| # of Garages  | 2                                                   |
| View          | Bay, Bayou                                          |
| Is Waterfront | Yes                                                 |
| Waterfront    | Bay, Bayou                                          |
| Water View    | Bay, Bayou                                          |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Washer/Dryer Hookup, Elevator |
| Appliances        | Dishwasher, Microwave                                 |
| Heating           | Central, Gas - Natural                                |
| Cooling           | Central Air                                           |
| # of Stories      | 2                                                     |

### Exterior

|                   |               |
|-------------------|---------------|
| Exterior Features | Balcony, Dock |
| Lot Description   | Level         |

### School Information

|            |           |
|------------|-----------|
| Elementary | Plew      |
| Middle     | Ruckel    |
| High       | Niceville |

### Additional Information

|        |                    |
|--------|--------------------|
| Zoning | Resid Multi-Family |
|--------|--------------------|

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Realty ONE Group Emerald Coast |
|----------------|--------------------------------|

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