

# \$629,900 - 1174 W Troon Dr, NICEVILLE

MLS® #934100

## \$629,900

4 Bedroom, 3.00 Bathroom, 2,715 sqft  
Residential on 0.57 Acres

ST ANDREWS VILLAGE SOUTH 2,  
NICEVILLE, FL

UPDATING has begun on this beautiful, large ranch brick home on a peaceful .57 acre golf course lot in the heart of Bluewater Bay. New updates will include: flooring throughout; freshly painted; kitchen all new stainless appliances, sink, countertops. This 4 bedroom home with 3 full baths features high ceilings and has a split bedroom plan offering plenty of space for everyone in the family. The large formal dining room and living room are great for entertaining and the large kitchen and breakfast nook are open to the family room. A wonderful Florida room along the back of the house has access to both living areas as well as the master bedroom, There is a new lawn pump, extra parking along the long private driveway and the oversized 2-car garage has an attic storage area over it.Come and see this great home today and make it yours!



Built in 1993

### Essential Information

MLS® #	934100
Price	\$629,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,715
Acres	0.57
Year Built	1993

Type	Residential
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

### Community Information

Address	1174 W Troon Dr
Area	Niceville
Subdivision	ST ANDREWS VILLAGE SOUTH 2
City	NICEVILLE
County	OKALOOSA
State	FL
Zip Code	32578

### Amenities

Amenities	Beach, Dock, Fishing, Golf, Marina, Picnic Area, Playground, Pool, Tennis, Pickle Ball
Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Parking Spaces	2
Parking	Garage: Attached, Oversized, Garage
# of Garages	2
Pool	Community, Private

### Interior

Interior Features	Ceiling Raised, Floor Tile, Floor WW Carpet, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Oven:Self Cleaning, Range Hood, Smoke Detector, Stove/Oven Gas
Heating	Heat: Central Gas
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	1

### Exterior

Exterior	Roof Dimensional Shingle, Siding Brick All
Exterior Features	Patio Open
Lot Description	Corner, Covenants, Golf Course, Level
Windows	Double Paned Windows
Roof	Roof Dimensional Shingle

**School Information**

Elementary	Bluewater
Middle	Ruckel
High	NICEVILLE

**Additional Information**

Zoning	County, Residential Single Family
HOA Fees	0.00

**Listing Details**

Listing Office	Keller Williams Realty Nville
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