

\$405,000 - 102 Arrowhead Way, Niceville

MLS® #1009140

\$405,000

3 Bedroom, 2.00 Bathroom, 1,611 sqft

Detached Single Family on 0.13 Acres

ARROWHEAD, Niceville, FL

Welcome home to this charming Randy Wise-built classic all-brick 3-bedroom, 2-bath home that offers comfort, and easy living! Located in the desirable, family-friendly Arrowhead Subdivision (no-HOA). Right around the corner is the A+ Edge Elementary School.

From the moment you arrive, you'll appreciate the beautifully landscaped, low-maintenance exterior and spacious 2-car garage with custom-built wall shelving. Inside, you'll find a generous, open-concept family room that's perfect for relaxing or gathering with family and friends. The tile flooring throughout the main living areas provides both durability and easy maintenance. Kitchen is ready for its next chef with newer appliances, granite countertops, a breakfast bar for casual dining, a large, walk-in pantry, and a dedicated coffee station that's sure to become your favorite morning spot. Master bedroom suite offers a peaceful retreat with a large walk-in closet, garden tub, separate shower, and plenty of space to unwind after a long day. The remaining bedrooms are on the opposite side of the home and contain generous-sized walk-in closets with ample storage space. Additional conveniences include a laundry room complete with cabinetry and a utility sink to help keep everything organized. Recent updates: GE Professional Kitchen appliance suite (2024), Rear boundary line offers 8'ft privacy fence replaced (2024), HVAC blower motor and capacitor replaced (2025)



transferrable maintenance plan with Gulfshore Air. Step outside to enjoy your own private backyard, with 8 ft privacy fence. The fully fenced yard provides the perfect setting for pets, play, or entertaining. Gather around the firepit on those cool fall evenings and relax on the custom-built, brick-paver patio. Canvas hurricane protection clothes with anchors are also included on all windows for added peace of mind.

This well-loved, well-maintained home is move-in ready and offers the perfect combination of comfort, practicality, and outdoor enjoyment.

Built in 2012

Essential Information

MLS® #	1009140
Sold Price	\$405,000
List Price	\$405,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,611
Acres	0.13
Year Built	2012
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	102 Arrowhead Way
Area	13 - Niceville
Subdivision	ARROWHEAD
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

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

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater
Heating	Heat Pump, Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Outdoor Grill, Private Yard, Sprinkler System
Lot Description	Covenants, Cul-De-Sac, Interior Lot, Level, Sidewalk, Survey Available
Windows	Double Pane Windows, Window Treatments
Roof	Shingle
Construction	Frame, Brick, Siding Brick Some, Trim Aluminum, Trim Vinyl, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Edge
Middle	Lewis
High	Niceville

Additional Information

Days on Website	40
Zoning	City, Resid Single Family

Listing Details

Listing Office	Berkshire Hathaway Home Services PenFed Realty
----------------	--

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved.

Listing information last updated on September 13th, 2026 at 3:07am CDT