

# \$2,500 - 1117 46th Street, Niceville

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MLS® #983568

**\$2,500**

4 Bedroom, 2.00 Bathroom, 1,813 sqft  
Single Family Residence on 0.86 Acres

Niceville Val-P Plat, Niceville, FL

**\*\*Available Now!!\*\***

Pets considered with owner approval!!

Boasting 4 spacious bedrooms and 2 full bathrooms, this home offers the perfect blend of comfort, function, and style. Step inside to discover a bright and open layout, with a thoughtfully designed split floor plan that places the luxurious primary suite at the back of the home. The primary suite features a tray ceiling, large walk-in closet, and a spa-like en-suite bathroom with a dual-sink vanity, relaxing garden tub, and a separate walk-in shower.

The heart of the home is the spacious kitchen, which opens to the Great Room—perfect for entertaining! Enjoy soft-close drawers and cabinets, stainless steel appliances, a convenient pantry, and easy access to the covered back patio, where you can relax while overlooking the nice sized back yard.

With tile flooring throughout the main living areas and plush carpeting in all bedrooms, this home strikes the ideal balance of durability and comfort. The covered patio is a perfect spot for morning coffee or evening barbecues, and the fenced yard offers plenty of space for pets, play, or gardening.

Obligo: \*\*\*Cut the Upfront Costs Move In  
Without a Security Deposit!\*\*\*



We've partnered with Obligo to help qualified renters save money when it matters most.

\*All pets are registered via pet screening, and all assistance animals are verified through the same screening process.\*\*

\*\*Carpet cleaning (if applicable) & Admin Fee charged \*\*

Tenant to verify all data. Please contact Sound Choice Real Estate to schedule a showing- 850-389-8533.

\*\*\*Approval is based on several factors as follows\*\*\*

- Rental History and Verification
- Employment History and Verification
- Credit History
- Criminal Background & Terrorist Database Check
- Pet Verification

Built in 2020

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 983568                  |
| Sold Price     | \$2,500                 |
| List Price     | \$2,500                 |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,813                   |
| Acres          | 0.86                    |
| Year Built     | 2020                    |
| Type           | Single Family Residence |
| Sub-Type       | Single Family Residence |
| Style          | Craftsman               |
| Status         | Rented                  |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1117 46th Street     |
| Area        | 13 - Niceville       |
| Subdivision | Niceville Val-P Plat |
| City        | Niceville            |
| County      | Okaloosa             |
| State       | FL                   |
| Zip Code    | 32578                |

### **Amenities**

|              |                            |
|--------------|----------------------------|
| Parking      | Garage Door Opener, Garage |
| # of Garages | 2                          |

### **Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Vaulted Ceiling(s), Tray Ceiling(s), Pantry, Split Bedroom, Woodwork Painted |
| Appliances        | Dishwasher, Microwave, Electric Water Heater                                                |
| Heating           | Heat Pump                                                                                   |
| Cooling           | Central Air, Ceiling Fan(s)                                                                 |
| # of Stories      | 1                                                                                           |

### **Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard, Hurricane Shutters, Lawn Pump, Sprinkler System |
| Lot Description   | Interior Lot, Level                                           |
| Windows           | Double Pane Windows                                           |
| Roof              | Shingle                                                       |
| Construction      | Brick, Trim Vinyl                                             |

### **School Information**

|            |           |
|------------|-----------|
| Elementary | Edge      |
| Middle     | Ruckel    |
| High       | Niceville |

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 388                 |
| Zoning          | Resid Single Family |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Sound Choice Real Estate LLC |
|----------------|------------------------------|

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Listing information last updated on September 13th, 2026 at 9:22pm CDT