

\$1,150,000 - 217 Biltmore Way, Niceville

MLS® #980046

\$1,150,000

4 Bedroom, 6.00 Bathroom, 4,619 sqft

Detached Single Family on 0.46 Acres

SWIFT CREEK PLANTATION, Niceville, FL

Luxury Living Redefined in the Heart of Niceville, FL – Over 4,600 Sq Ft of Pure Perfection!

Welcome to 217 Biltmore Way - effortlessly blending timeless craftsmanship, luxurious amenities, and everyday comfort—all nestled within one of Niceville's most coveted neighborhoods with no HOA fees. This remarkable 4,600+ sq ft estate offers a rare opportunity to own a truly exceptional home in a location that balances tranquility, prestige, and convenience.

From the moment you arrive, the curb appeal makes a lasting impression—an elegant brick and stone façade, manicured landscaping, a spacious 3-car garage, and mature trees that frame the home with natural beauty and privacy.

Inside, the grandeur continues. A chef's dream kitchen anchors the heart of the home, featuring custom --> cabinetry, granite and quartz countertops, an efficient center island, high-end stainless steel appliances, and cabinets galore - perfect for storing your finest china and serving pieces. Tile and Wide-plank engineered hardwood flooring flows throughout the expansive main level, which includes formal and informal dining spaces, a sun-filled living room, and seamless access to the upper level open patio with trex decking and views to the backyard.



Interior Excellence - With four spacious bedrooms, five full bathrooms, and one half bath, every member of the household and every guest is treated to their own sanctuary. The heart of the home is the magazine-worthy kitchen open to the breakfast area and family room - This estate is purpose-built for both upscale entertaining and relaxed family living.

Entertainment-Ready Spaces - The fully finished walkout lower level is the ultimate entertainment zone. The movie room features bold wall tones, built-in storage, and conveys fully equipped including the oversized sectional couch, mounted flat-screen TV, and full media system. Nearby, the game room is a showstopper of its own, with custom cabinetry, beautiful hardwoods, and included pool table, bar stools, and chairs ready for game night or casual gatherings. A mirrored home gym for your personal fitness routine is set up with equipment, weights, and a tv for streaming your workouts. Additionally, a concrete safety/storage room is outfitted with an extra fridge and shelving and 2 additional storage spaces are located on the lower level.

Step outside to a resort-style retreat a screened-in chlorine pool with heater, in-water lounge chairs and a travertine deck, perfect for sunbathing or cooling off under the Florida sunshine. Grill up dinner at the custom-built outdoor kitchen, or unwind at the fire pit seating area surrounded by tall pines and lush landscaping for added privacy.

Upstairs and down, every space has been thoughtfully designed with upgraded fixtures, built-out closets, plantation shutters, ample storage, and premium finishes throughout.

Location, Location, Luxury! Set within one of the most desirable areas of Niceville an

established neighborhood known for its peaceful setting, community pride, and no HOA dues, this home also lies within the highly acclaimed Niceville school zone. Families benefit from access to top-ranked public schools such as Niceville High School, known for its academic excellence and competitive athletic programs.

Situated just minutes from Eglin Air Force Base, the Mid-Bay Bridge to Destin, the famed emerald waters of Florida's Gulf Coast, and the conveniences of local boutiques and dining this home is the perfect intersection of luxury, location, and lifestyle. Come see this luxury estate today!

Built in 2012

Essential Information

MLS® #	980046
Sold Price	\$1,150,000
List Price	\$1,150,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,619
Acres	0.46
Year Built	2012
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	217 Biltmore Way
Area	13 - Niceville
Subdivision	SWIFT CREEK PLANTATION
City	Niceville

County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Boat, Oversized, RV Access/Parking, Garage
# of Garages	3
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Bookcases, Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Shelving, Split Bedroom, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Electric Water Heater
Heating	Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Has Basement	Yes
Basement	Finished
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Columns, Hurricane Shutters, Lawn Pump, Pool - Gunitite, Pool - Enclosed, Sprinkler System, Outdoor Kitchen
Lot Description	Interior Lot, Sidewalk
Windows	Double Pane Windows, Plantation Shutters, Window Treatments, Window Bay
Roof	Shingle
Construction	Frame, Brick, Stone, Trim Vinyl

School Information

Elementary	Edge
Middle	Ruckel
High	Niceville

Additional Information

Days on Website 439
Zoning Resid Single Family

Listing Details

Listing Office EXP Realty LLC

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 7:07am CDT