

\$340,000 - 302 22nd Street, Niceville

MLS® #981646

\$340,000

3 Bedroom, 2.00 Bathroom, 1,315 sqft
Detached Single Family on 0.21 Acres

CAROL ANNE MANOR, Niceville, FL

Welcome to 302 22nd Street – a beautifully renovated, move-in ready home in the heart of Niceville, FL, just minutes from the bay, local parks, and award-winning schools.

This charming 3-bed, 2-bath ranch has been thoughtfully updated with quality craftsmanship and modern systems, offering both comfort and peace of mind.

**** Designer Kitchen & Indoor-Outdoor Living:**
The kitchen was fully renovated and features a farmhouse sink, gas range, Brizo fixture, and a GE Café® dishwasher installed in 2025. As part of the renovation, one set of double doors were added, opening directly to the rear patio and creating a seamless flow to the spacious backyard – perfect for entertaining, pets, or future outdoor living. **** Major System Upgrades:** A gas tankless hot water heater (installed in 2022) provides energy efficiency and endless hot water. The home also features a new Trane HVAC system with updated ductwork (2024) and additional attic insulation for improved comfort and efficiency.

**** Impact-Resistant Windows:** Installed in all bedrooms and the primary bathroom, offering enhanced storm protection, safety, and energy efficiency.

**** Fully Updated Bathrooms:** Both bathrooms were completely rebuilt to the studs in 2023



and replumbed with new PEX piping, delivering modern Kohler finishes alongside updated, reliable plumbing behind the walls.

**** Outdoor Space & Storage:** Enjoy a large, private backyard with a convenient storage shed, providing ample space for gardening, play, or additional storage needs.

**** Comfort & Confidence:** A home warranty is included for added buyer peace of mind.

**** Located in a welcoming, established neighborhood with no HOA,** this home blends classic Niceville charm with thoughtful modern upgrades. Whether you're a first-time buyer, downsizing, or looking for a solid long-term investment, this home is truly move-in ready.

**** Bring Your Best Offer!** With extensive updates already completed, this home welcomes thoughtful offers - come see how this well-maintained Niceville gem can be yours.

Built in 1968

Essential Information

MLS® #	981646
Sold Price	\$340,000
List Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,315
Acres	0.21
Year Built	1968
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	302 22nd Street
Area	13 - Niceville
Subdivision	CAROL ANNE MANOR
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Public Sewer, Public Water
-----------	----------------------------

Interior

Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Private Yard
Construction	Brick

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	416
Zoning	Resid Single Family

Listing Details

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

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 5:52am CDT