

# \$349,000 - 305 St. Andrews Drive, Niceville

MLS® #1003904

## \$349,000

3 Bedroom, 2.00 Bathroom, 1,600 sqft  
Detached Single Family on 0.22 Acres

PALM ESTATES UNIT 1, Niceville, FL

Spacious 3-Bedroom, 2-Bath All-Brick Home in  
Desirable Palm Estates!

Welcome home to this charming all-brick residence located in the highly sought-after Palm Estates neighborhood in the heart of Niceville, Florida. Offering a functional and inviting floor plan, this home features 3 bedrooms, 2 bathrooms, and multiple living spaces designed for comfortable everyday living and entertaining.

Step through the double-door entry into a welcoming foyer that opens to both a formal living room and a spacious family room complete with a cozy wood-burning fireplace. Sliding glass doors from both living areas provide seamless access to the backyard patio, creating the perfect indoor-outdoor living experience.

The kitchen features granite countertops, a breakfast bar overlooking the family room, and a convenient dining area nearby. The primary suite offers a private ensuite bathroom with a tiled shower, while two additional bedrooms share a full hallway bathroom.

Additional highlights include an oversized two-car garage, a generous driveway, and a privacy-fenced backyard shaded by mature trees. The large open patio provides plenty of space for grilling, entertaining, or simply relaxing outdoors.



Priced to fit your budget, this home presents an excellent opportunity to add your own personal touches and make it truly your own. Conveniently located near top-rated schools, shopping, dining, military bases, and the beautiful Emerald Coast beaches, you'll enjoy everything the Niceville area has to offer.

Don't miss your chance to own this wonderful home--schedule your private showing today before it's gone!

Built in 1973

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1003904                |
| Sold Price     | \$349,000              |
| List Price     | \$349,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,600                  |
| Acres          | 0.22                   |
| Year Built     | 1973                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Ranch                  |
| Status         | Sold                   |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 305 St. Andrews Drive |
| Area        | 13 - Niceville        |
| Subdivision | PALM ESTATES UNIT 1   |
| City        | Niceville             |
| County      | Okaloosa              |
| State       | FL                    |
| Zip Code    | 32578                 |

### **Amenities**

|              |                                      |
|--------------|--------------------------------------|
| Utilities    | Public Sewer, Public Water, TV Cable |
| # of Garages | 2                                    |

### **Interior**

|                   |                              |
|-------------------|------------------------------|
| Interior Features | Fireplace                    |
| Appliances        | Dishwasher, Gas Water Heater |
| Heating           | Central                      |
| Cooling           | Central Air, Ceiling Fan(s)  |
| # of Stories      | 1                            |

### **Exterior**

|                 |                                |
|-----------------|--------------------------------|
| Lot Description | Level                          |
| Windows         | Skylight(s), Window Treatments |
| Roof            | Shingle                        |
| Construction    | Brick                          |
| Foundation      | Slab                           |

### **School Information**

|            |           |
|------------|-----------|
| Elementary | Plew      |
| Middle     | Lewis     |
| High       | Niceville |

### **Additional Information**

|                 |                           |
|-----------------|---------------------------|
| Days on Website | 111                       |
| Zoning          | City, Resid Single Family |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker Realty |
|----------------|------------------------|

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