

\$385,000 - 310 22nd Street, Niceville

MLS® #969142

\$385,000

3 Bedroom, 2.00 Bathroom, 1,760 sqft

Detached Single Family on 0.21 Acres

CAROL ANNE MANOR, Niceville, FL

EXTRA EXTRAS - Read all about it!!! This motivated seller is inviting you to dive into your own private oasis with this exceptional home, featuring a spectacular covered, screened-in 15x30 saltwater pool as its centerpiece. This gorgeous retreat is not just for show; it's a low-maintenance dream, perfect for year-round enjoyment thanks to a recently replaced pool pump and the easy upkeep of the saltwater system. Step outside to discover multiple entertaining spaces, including a covered paver patio and another extended patio with a hot tub (which will convey), all set within your pristine backyard. Inside, this 3-bedroom 2-bathroom home perfectly blends classic character with modern upgrades. The heart of the home features multiple living areas, from a spacious living room to a cozy den with a stylish shiplap ceiling and polished concrete floors. The kitchen is fully equipped with updated appliances (in wall Kenmore oven, Bosch Dishwasher, new refrigerator less than 1 yr.), granite countertops, and new luxury vinyl tile (LVT) flooring that extends into the bathrooms and the heated/cooled laundry room. Beautifully preserved original parquet hardwood flooring adds a timeless charm to the rest of the home. The converted garage offers versatile space: half is a heated and cooled indoor laundry room perfect for hobbies, while the other half provides organized storage for all your outdoor gear. This property is as efficient as it is charming, boasting a new roof, gutters, and fully paid-off



solar panels (all installed in 2021), which provide incredible long-term value AND savings! Experience the perfect blend of charm, comfort, and low-maintenance luxury in close proximity to both Ruckle Middle School and Niceville High School. Best Yet? Seller is offering a 2/1 rate buy down which means you get a lower interest rate (ask your agent for more details); PLUS they will leave behind their SPEED QUEEN washer and dryer and mounted TV in the laundry room for you!!! Don't miss your chance to make this exceptional home yours. Schedule your showing today!

Built in 1968

Essential Information

MLS® #	969142
Sold Price	\$385,000
List Price	\$405,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,760
Acres	0.21
Year Built	1968
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	310 22nd Street
Area	13 - Niceville
Subdivision	CAROL ANNE MANOR
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Converted Garage

Interior

Interior Features	Pantry, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Microwave, Refrigerator, Gas Water Heater
Heating	Gas - Natural
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Pool - Vinyl Liner
Lot Description	Interior Lot, Level
Windows	Window Treatments
Roof	Composite Shngl
Construction	Roof Solar Energy, Brick, Trim Vinyl
Foundation	Slab

School Information

Elementary	Edge
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	569
Zoning	Resid Single Family

Listing Details

Listing Office	Keller Williams Realty Cview
----------------	------------------------------

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 6:07am CDT