

# \$535,650 - 320 Branch Hill Park, Niceville

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MLS® #1005732

## \$535,650

4 Bedroom, 3.00 Bathroom, 2,268 sqft

Detached Single Family on 0.32 Acres

ROCKYWOOD PH 5, Niceville, FL

Welcome to 320 Branch Hill Park, where traditional charm meets modern comfort on a picturesque, wooded homesite. Nestled among mature trees, this beautifully updated two-story home offers four bedrooms, two and a half baths, and a thoughtful floor plan designed for both everyday living and effortless entertaining.

The light-filled main living area is warm and inviting, anchored by a cozy gas fireplace and surrounded by serene views of the natural landscape beyond. The updated kitchen is both stylish and functional, featuring quartz countertops, a sparkling tile backsplash, new gas range, walk-in pantry, and a sunny breakfast area perfect for casual gatherings.

The spacious first-floor primary suite provides a private retreat, complete with a beautifully renovated bathroom showcasing modern finishes and thoughtful design with a deep-soaker tub, dual vanity with stone counter top, tiled walk-in shower, and large walk-in closet.

Upstairs, three additional bedrooms and a stunning updated full bath offer ample space for family, guests, or flexible use.

Step outside and discover one of this home's most captivating features--a stunning screened in porch and open deck overlooking a peaceful canopy of trees. Whether enjoying your



morning coffee, hosting friends, or simply unwinding at the end of the day, this private outdoor setting feels like a secluded retreat.

With tasteful updates throughout, generous living spaces, and a beautiful natural backdrop, this move-in-ready home offers the perfect blend of comfort, character, and privacy in the heart of Niceville.

Roof 2020, WH 2017, HVACs 2021 and 2015

Built in 2002

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1005732                |
| Sold Price     | \$535,650              |
| List Price     | \$550,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,268                  |
| Acres          | 0.32                   |
| Year Built     | 2002                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Traditional            |
| Status         | Sold                   |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 320 Branch Hill Park |
| Area        | 13 - Niceville       |
| Subdivision | ROCKYWOOD PH 5       |
| City        | Niceville            |
| County      | Okaloosa             |
| State       | FL                   |
| Zip Code    | 32578                |

**Amenities**

|              |                                                     |
|--------------|-----------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Public Sewer, Public Water |
| Parking      | Garage Door Opener, Garage                          |
| # of Garages | 2                                                   |

## Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Cathedral Ceiling(s), Recessed Lighting, Pantry, Shelving, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Washer, Gas Water Heater                                                               |
| Heating           | Natural Gas, Gas - Natural                                                                                                     |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                    |
| Fireplace         | Yes                                                                                                                            |
| Fireplaces        | Fireplace Gas                                                                                                                  |
| # of Stories      | 2                                                                                                                              |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Hurricane Shutters, Sprinkler System, Yard Building, Rain Gutters      |
| Lot Description   | Cul-De-Sac, Dead End, Restrictions, Sidewalk, Survey Available, Wooded |
| Windows           | Double Pane Windows, Window Treatments                                 |
| Roof              | Shingle                                                                |
| Construction      | Frame, Brick, Siding Vinyl, Trim Vinyl                                 |
| Foundation        | Slab                                                                   |

## School Information

|            |           |
|------------|-----------|
| Elementary | Plew      |
| Middle     | Ruckel    |
| High       | Niceville |

## Additional Information

|                 |                           |
|-----------------|---------------------------|
| Days on Website | 88                        |
| Zoning          | City, Resid Single Family |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | EXP Realty LLC |
|----------------|----------------|

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