

\$669,900 - 4441 Southminster Circle, Niceville

MLS® #1001194

\$669,900

3 Bedroom, 3.00 Bathroom, 2,319 sqft

Detached Single Family on 0.33 Acres

RAINTREE ESTATES #2, Niceville, FL

\$5k Seller Credit toward Buyer Closing Costs
with Acceptable Offer

Fully Renovated + Private In-Law Suite |
Move-In Ready in Bluewater BayWelcome to
4441 Southminster Circle -- a thoughtfully
renovated 3-bedroom, 3-bath home offering
nearly 2,400 square feet of upgraded living
space and exceptional flexibility for today's
lifestyle. From the moment you arrive, the
attention to detail is clear. A spacious brick
paver driveway, extended RV pad with 50-amp
hookup, and new wood privacy fencing set the
tone for both function and curb appeal. The
outdoor living experience continues in the
backyard with a beautifully designed paver
patio, Trex decking, and a newly refreshed
pergola--perfect for relaxing or entertaining
year-round.

Inside, the main living areas have been
completely transformed. Luxury vinyl plank
flooring runs seamlessly throughout,
complemented by fresh paint, updated trim,
crown molding, and modern lighting. The
eat-in kitchen is both stylish and functional,
featuring quartz countertops, soft-close
drawers, under-cabinet lighting, and black
stainless steel appliances.

The primary suite offers a comfortable and
private retreat, with a clean, updated aesthetic
that mirrors the rest of the home's renovations.
The additional bedrooms are generously sized



and filled with natural light, offering flexibility for guest rooms, a home office, gym, or playroom--ideal for adapting to a variety of lifestyles. Both bathrooms have been updated with clean, contemporary finishes, including tiled showers and upgraded fixtures. A tankless gas water heater, updated systems, and hurricane-rated windows and doors provide peace of mind and energy efficiency.

One of the home's most valuable features is the private mother-in-law suite, offering its own entrance, patio, living area, kitchenette, bedroom and full bathroom, a separate HVAC system, water heater. Whether used for multi-generational living, guests, or potential rental income, this space adds incredible versatility.

- Additional highlights include:
- Hurricane-rated windows, doors, and garage door
 - Whole-home generator hookup
 - Garage with added storage and shelving
 - Sprinkler system on well
 - Security system
 - Storage shed with hurricane strapping
 - Optional/voluntary HOA for \$150/year gives access to beach park and woods park - can reserve for events

This is not just an updated home--it's a carefully upgraded property designed for comfort, flexibility, and long-term value in one of Niceville's most desirable areas.

Built in 1996

Essential Information

MLS® #	1001194
Sold Price	\$669,900
List Price	\$669,900

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,319
Acres	0.33
Year Built	1996
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	4441 Southminster Circle
Area	13 - Niceville
Subdivision	RAINTREE ESTATES #2
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

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

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Fireplace, In-Law Floorplan, Kitchen Island, Recessed Lighting, Lock Out, Newly Painted, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Electric Water Heater, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Hurricane Shutters, Lawn Pump, Sprinkler System, Yard Building, Rain Gutters
Lot Description	Corner Lot, Covenants, Level, Within 1/2 Mile to Water

Windows	Double Pane Windows, Window Treatments
Roof	Shingle
Construction	Frame, Brick
Foundation	Slab

School Information

Elementary	Bluewater
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	145
Zoning	Resid Single Family

Listing Details

Listing Office	Elevation Realty Inc
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