

\$349,850 - 213 Cadillac Avenue, Niceville

MLS® #1002926

\$349,850

4 Bedroom, 2.00 Bathroom, 1,596 sqft
Detached Single Family on 0.31 Acres

Valpraiso District 6, Niceville, FL

BACK ON THE MARKET -- NO FAULT OF THE SELLER! Take advantage of an incredible 2.75% VA assumable loan, plus a \$10,000 seller incentive to use toward allowable buyer costs. Additional highlights include boat & RV parking, a powered workshop, and major system updates already completed. Welcome to this beautifully updated 4-bedroom, 2-bath home situated on a spacious 0.31-acre corner lot in the heart of Niceville. Offering a rare 2.75% VA assumable loan for qualified buyers, this property presents the opportunity for substantial monthly savings compared to today's interest rates. Designed for both comfort and functionality, the property features boat and RV parking, double-gate backyard access, and a workshop complete with power and shelving, making it perfect for hobbyists, outdoor enthusiasts, or anyone needing extra storage and workspace. Buyers will appreciate the peace of mind provided by the 2020 roof, 2021 HVAC, 2021 water heater, fresh interior paint, and seller-provided home warranty. Located just 3 MILES from Eglin Air Force Base, this move-in-ready home welcomes you with soaring cathedral ceilings, abundant natural light, and a cozy wood-burning fireplace that anchors the spacious living area. Additional updates include durable Pergo Plus and Outlast flooring, stainless steel appliances, pantry storage, and thoughtful improvements throughout. Spacious primary suite with a walk-in closet and barn door. The additional



bedrooms offer flexibility for guests or a home office, while the oversized privacy-fenced backyard provides plenty of room for entertaining, hobbies, storage or all your outdoor toys. Conveniently located near top-rated Niceville schools, shopping, dining, parks, and the Emerald Coast's beautiful beaches, this move-in ready home delivers the lifestyle today's buyers are searching for.

Built in 1991

Essential Information

MLS® #	1002926
Price	\$349,850
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,596
Acres	0.31
Year Built	1991
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	213 Cadillac Avenue
Area	13 - Niceville
Subdivision	Valpraiso District 6
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Converted Garage

Interior

Interior Features	Cathedral Ceiling(s), Fireplace, Kitchen Island, Pantry, Pull Down Stairs, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Heat Pump, Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Yard Building
Lot Description	Corner Lot, Level, Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments
Roof	Shingle
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Edge
Middle	Lewis or Ruckel
High	Niceville

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Coldwell Banker Realty
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