

\$1,340,740 - 11 Pollard Cove West Lot 1, WATERSOUND

MLS® #935052

\$1,340,740

4 Bedroom, 5.00 Bathroom, 2,883 sqft

Residential on 0 Acres

WATERSOUND ORIGINS, WATERSOUND, FL

MOVE-IN READY!!! Welcoming our newest builder to the Watersound Origins community, Bowell Builders! Now building in the newly released Powell Landing East neighborhood, Boswell Builders is introducing a new spec home situated on a corner lot. Welcome to the Morningside plan, a stunning 4 Bedroom home with a Study, 4 1/2 Bathrooms, a Storage room and 2-car Garage. This exquisite property offers a perfect blend of elegance and functionality, with two Bedrooms conveniently located on the main level. The 10 ft ceilings throughout complimented with 8 ft solid core raised panel doors create an open and airy feel, enhancing the overall splendor of the home. Upon entering through the Foyer and spacious Dining room area, you'll be greeted by an open-concept Kitchen boasting with 2 Pantries, plenty of cabinet space with additional upper cabinets reaching to the ceiling and cabinets under the island, providing ample storage space and a stainless-steel appliance package including a 36" gas range and vent hood. The seamless flow from the Kitchen to the Great room with a cozy gas fireplace, creates a warm and inviting atmosphere. Enjoy the ultimate audio experience with built-in speakers in the Great room and rear screened in porch.

Step outside and be amazed by the outdoor oasis this property offers. The outdoor kitchen is sure to impress with a 34-inch gas grill and vent hood perfectly situated on the screened in



porch. A heated saltwater pool and spa await you, providing year-round enjoyment and relaxation. The pool area is beautifully surrounded by tile in a French pattern, featuring four different sizes, adding a touch of elegance to your outdoor space.

The home is also pre-wired for two cameras on the front and rear, ensuring your peace of mind and security. More impressive luxury features include pre-engineered wood flooring throughout, crown molding in first floor main living areas plus in primary bedroom and bathroom, quartz countertops throughout, tile in all bathrooms, under cabinet lighting, wood closet shelving throughout, including the pantry, plus more!

The Watersound Origins community is one of South Walton's most coveted neighborhoods for its exceptional amenities, beautiful new homes, and prime location. Amenities include the Village Commons pool & fitness center, sports courts, miles of nature trails, dock access to Lake Powell, unlimited golf, and lots of green space for outdoor play. The all new Watersound Town Center brings a new level of excitement and convenience to the community with a Publix Super Market, Delicious restaurants, healthcare facilities, a weekly Farmers Market, and more right at the entrance to the neighborhood!

*Pricing for inventory homes include lot premiums and may include optional upgrades. Added options/upgrades and pricing are subject to change.

Built in 2024

Essential Information

MLS® #

935052

Price	\$1,340,740
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,883
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	11 Pollard Cove West Lot 1
Area	30A East
Subdivision	WATERSOUND ORIGINS
City	WATERSOUND
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	Dock, Pets Allowed, Community Room, Exercise Room, Golf, No Short Term Rental, Pavillion/Gazebo, Playground, Pool, Tennis, Pickle Ball
Utilities	Electric Available, Phone Available, Public Water Available, Tap Fee Paid, Gas - Natural, Public Sewer Available, TV Cable Available
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Private, Pool - Heated, Pool - In-Ground, Community

Interior

Interior Features	Fireplace Gas, Pantry, Washer/Dryer Hookup, Ceiling Crwn Molding, Ceiling Raised, Floor Hardwood, Kitchen Island, Lighting Recessed, Newly Painted, Shelving, Woodwork Painted
Appliances	Dishwasher, Microwave, Auto Garage Door Opn, Disposal, Range Hood, Refrigerator W/Ice Maker, Security System, Smoke Detector, Stove/Oven Gas,

	Warranty Provided
Heating	Heat: Central Electric
Cooling	A/C: High Efficiency, A/C: Two Or More
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior	Roof Dimensional Shingle, Roof Pitched, Siding CmntFbrHrdBrd, Foundation Slab On Grade
Exterior Features	Porch Screened, Fenced Lot-Part, Hot Tub, Pool - Heated, Pool - In-Ground, Sprinkler System, Summer Kitchen
Lot Description	Corner
Windows	Storm Windows
Roof	Roof Dimensional Shingle, Roof Pitched
Foundation	Foundation Slab On Grade

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	210
Zoning	Residential Single Family
HOA Fees	585.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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