

\$1,113,440 - 17 Pollard Cove East Lot 2, WATERSOUND

MLS® #936339

\$1,113,440

4 Bedroom, 5.00 Bathroom, 2,448 sqft

Residential on 0 Acres

WATERSOUND ORIGINS, WATERSOUND, FL

MOVE-IN READY!!! Welcome to the brand new Avalon plan from Boswell Builders, nestled in the coveted Watersound Origins neighborhood, Powell Landing East. This new 1-story home design features 4 bedrooms, 4.5 bathrooms, and a fully equipped outdoor living space with a private pool and outdoor kitchen. The main living space features a grand, open-concept great room with a living room fireplace and a stunning kitchen featuring wood cabinetry, quartz countertops, and stainless steel appliances (36" gas range, vent hood, microwave drawer + more). This home also features 10' ceilings throughout, luxury vinyl plank floors + tile in bathrooms, wood closet shelving, crown molding in main living areas and primary bed + bath, and 8' interior doors. The spacious primary suite is situated at the rear of the home overlooking the back yard featuring a massive walk-in closet, double vanity, tiled walk-in shower, and freestanding bathtub. The secondary bedrooms each have their own bathroom and walk-in closet. Step outside onto the screened porch where you'll find a luxurious summer kitchen with weatherproof nature cast resin cabinet, quartz countertop, and 34" Coyote gas grill with vent hood. This home also includes a pool package for maximizing your outdoor Watersound Origins lifestyle. Completion expected May 2024.

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 including tennis and pickle ball, 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 seasonal 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® #	936339
Price	\$1,113,440
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,448
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	17 Pollard Cove East Lot 2
Area	30A East
Subdivision	WATERSOUND ORIGINS
City	WATERSOUND

County	WALTON
State	FL
Zip Code	32461

Amenities

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

Interior

Interior Features	Ceiling Raised, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Shelving, Washer/Dryer Hookup, Ceiling Crwn Molding, Fireplace Gas, Floor Hardwood, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Security System, Stove/Oven Gas, Warranty Provided, Range Hood, Refrigerator W/Ice Maker, Smoke Detector
Heating	Heat: Central Electric
Cooling	A/C: High Efficiency, A/C: Two Or More
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

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

School Information

Elementary	Dune Lakes
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Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	189
Zoning	Residential Single Family
HOA Fees	585.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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