

\$1,525,000 - 44 Beautyberry Ln, WATERSOUND

MLS® #940470

\$1,525,000

4 Bedroom, 4.00 Bathroom, 2,627 sqft

Residential on 0 Acres

WATERSOUND ORIGINS, WATERSOUND, FL

Beautiful home, better than new in an ideal quiet location overlooking a pond and nature preserve and facing a large park. This modified Ficas plan has tons of upgrades, oversized garage and has been impeccably maintained. The soothing color palette is timeless, warm and inviting. Beautiful Medallion flooring throughout, Wolf and Subzero appliances, 10 foot ceilings, extended kitchen island and additional upper cabinets and large pantry offer plenty of storage. A few other special features include quartz counters, solid core doors, lap and gap wood accent walls and beautiful crown molding. The oversized garage with utility sink and epoxy flooring has extra room for a golf cart or hobby area and is equipped with a dedicated EV charging port. The large screened in porch extends the living space and a peaceful place to start the day with a cup of coffee or end the day with a glass of wine while viewing mother nature. Neighborhood amenities include a resort style swimming pool, fitness center, a sports courts featuring 2 tennis courts, pickleball, basketball and sand volleyball all located within the Village Commons area, plus parks, walking trails, and access to Lake Powell. Also included in the amenities is walking the Origins Golf Course, a six-hole regulation short course located within the community and can be played as a 10-hole executive course, par-3 and offers Foot Golf! Offering a lifestyle of modern convenience, the Watersound Origins community is located near



all the highlights of South Walton/ 30A including beaches, shopping, and dining. 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. Also in close proximity to the upscale shops and restaurants of Thirty Avenue and Rosemary Beach. Come see this beautiful home and start enjoying the coastal lifestyle you deserve.

Built in 2020

Essential Information

MLS® #	940470
Price	\$1,525,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,627
Acres	0.22
Year Built	2020
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	44 Beautyberry Ln
Area	30A East
Subdivision	WATERSOUND ORIGINS
City	WATERSOUND
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	Pets Allowed, Picnic Area, Pool, Exercise Room, Golf, Pavillion/Gazebo, Playground
Utilities	Public Sewer Available, Public Water Available
Parking Spaces	3
Parking	Garage: Attached, Oversized
# of Garages	3
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Floor Hardwood, Kitchen Island, Pantry, Split Bedroom
Appliances	Microwave, Refrigerator, Dishwasher, Stove/Oven Dual Fuel
Heating	Heat: Central Electric
Cooling	A/C: Central Electric
# of Stories	1

Exterior

Exterior	Siding CmntFbrHrdBrd
Lot Description	Covenants, Cul-De-Sac, Curb & Gutter, Dead End, Golf Course, Restrictions, Sidewalk

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	118
Zoning	Residential Single Family
HOA Fees	585.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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