

\$999,900 - 91 Catface Dr, WATERSOUND

MLS® #942369

\$999,900

3 Bedroom, 3.00 Bathroom, 1,984 sqft
Residential on 0 Acres

WATERSOUND ORIGINS, WATERSOUND, FL

Huge price improvement! Located in the sought-after, upscale beach community of Watersound Origins, this beautifully presented Florida cottage boasts a large corner lot with room for a pool. The popular Eastport floor plan includes two one-car garages flanking a covered entrance. Hardwood flooring creates a seamless flow throughout the residence, starting in the welcoming foyer. The bright open living space unfolds beneath a soaring 10-foot ceiling with upgraded designer lighting. There's a stylish kitchen and dining room on one side of the great room and a comfortable sitting area with a gas fireplace on the other. A large screened porch introduces light and space and is the perfect area for relaxing outdoors with frosty drinks and garden views. Three bedrooms include a huge mastersuite with his-and-hers walk-in closets and a luxury bathroom with oval tub, twin vanities and a separate tiled shower. Two further bedrooms have their own walk-in closets and bathrooms, one also serving as a guest bath off the great room. The gourmet kitchen is beautifully appointed with sparkling quartz countertops, custom cabinets and Bosch and Thermador stainless appliances lined up ready for preparing family meals and entertaining. The island breakfast bar is ideal for intimate casual dining beneath pendular lights. A utility room, shelved pantry and storage room, custom Hunter Douglas blinds, and two sets of washer / dryers round off the excellent amenities. The sizeable yard is securely fenced with plenty of



grass for children and pets to safely play, or even to add a private pool. The home is only minutes from the pristine South Walton beaches and the excitement of Northwest Florida's famed 30A corridor.

Watersound Origins is one of Northwest Florida's most sought after master-planned communities. It's a place for families to connect and grow, and a haven for those dreaming of the next chapter in their life! Amenities include the Village Commons pool & fitness center, tennis, pickleball, volleyball and basketball courts, miles of nature trails for hiking and biking, 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!

Built in 2021

Essential Information

MLS® #	942369
Price	\$999,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,984
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	91 Catface Dr
Area	30A East
Subdivision	WATERSOUND ORIGINS
City	WATERSOUND
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	Community Room, Dock, Exercise Room, Fishing, Golf, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Picnic Area, Playground, Pool, Tennis, TV Cable Available, Minimum Rental Prd
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Fireplace, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - None, Kitchen Island, Lighting Recessed, Pantry, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Washer, Security System
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, A/C: High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	1

Exterior

Exterior	Siding CmntFbrHrdBrd, Roof Shingle/Shake
Exterior Features	Fenced Back Yard, Porch Open, Porch Screened, Rain Gutter, Sprinkler System
Lot Description	Covenants, Corner, Sidewalk
Roof	Roof Shingle/Shake

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	84
Zoning	Residential Single Family
HOA Fees	585.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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