

\$850,000 - 45 Cambium Ct, INLET BEACH

MLS® #945956

\$850,000

4 Bedroom, 4.00 Bathroom, 2,325 sqft
Residential on 0 Acres

WATERSOUND ORIGINS, INLET BEACH, FL

Seller is offering a \$25,000 credit towards a buyers closing costs that presents a full price offer Home is move-in-ready, as soon as possible, and primed to welcome it's new owner(s)! Welcome to your dream coastal retreat in the luxurious community of Watersound Origins located in Inlet Beach, Florida. Built in 2020, this stunning 4 bedroom, 3.5 bathroom residence offers an unparalleled combination of elegance, comfort, and convenience. The kitchen comes fully equipped with soft-close cabinetry, quartz countertops, new stainless steel Bosch appliances with the upgraded gas package, a large walk-in pantry, and an island bar that opens up to the living room for entertaining. Interior features and upgrades include two master bedrooms (one downstairs and one upstairs), two large additional bedrooms with a Jack-and-Jill bathroom, cabinets in the laundry room, large storage space underneath the staircase, two car garage, under-cabinet lighting, wood cabinetry with soft-close features, screened in back porch, fenced in back yard with irrigation, luxury vinyl plank flooring, canned lighting throughout, and large 10' ceilings downstairs and 9' ceilings upstairs. 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, golfing, tennis courts, pickleball court, basketball court, miles of nature trails & lakes,



dock access to Lake Powell, 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! Don't miss this opportunity to own one of the best homes that the Emerald Coast has to offer!

Built in 2020

Essential Information

MLS® #	945956
Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,325
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	45 Cambium Ct
Area	30A East
Subdivision	WATERSOUND ORIGINS
City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	BBQ Pit/Grill, Pavillion/Gazebo, Community Room, Dock, Fishing, Golf, Handicap Provisions, Playground, Tennis, Pickle Ball
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Utilities	Electric Available, Public Sewer Available, Public Water Available, Gas - Propane
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Floor Tile, Floor Vinyl, Pantry, Washer/Dryer Hookup, Ceiling Raised, Newly Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Stove/Oven Gas, Security System
Heating	Heat: Central Electric
Cooling	A/C: Central Electric
# of Stories	2

Exterior

Exterior	Concrete, Siding CmntFbrHrdBrd, Trim Vinyl, Roof Shingle/Shake, Siding Brick All
Exterior Features	Deck Covered, Patio Enclosed, Porch Screened, Renovated, Fenced Back Yard
Lot Description	Covenants
Roof	Roof Shingle/Shake

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	59
Zoning	Residential Single Family
HOA Fees	585.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	LPT Realty LLC
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