

# \$1,999,999 - 616 Medley St, WATERSOUND

MLS® #946282

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**\$1,999,999**

4 Bedroom, 5.00 Bathroom, 3,256 sqft

Residential on 0 Acres

WATERSOUND ORIGINS, WATERSOUND, FL

JUST REDUCED \$150,000! BRAND NEW Origins residence epitomizing coastal elegance and modern comfort. With 4 bedrooms, an office, a media room, and 4 and a half luxurious bathrooms, this home offers ample space for both family and guests. Over \$40k in upgrades completed by the owner including a whole home AV system. Built by Arkon Group, one of the most prestigious local builders, this home is the definition of quality craftsmanship. As you step inside, you'll immediately be captivated by the spaciousness and sophistication of this home. The first floor boasts hardwood floors, shiplap walls, quartz countertops throughout and soaring 12-foot ceilings, setting the stage for grandeur and style. Enjoy the ultimate in convenience and privacy with two primary suites, one located on the main level. Each primary suite is a haven of tranquility, featuring impeccable marble floors and quartz countertops. The heart of the home is undoubtedly the gourmet kitchen, outfitted with top-of-the-line Wolf and Sub-Zero appliances, including a Wolf stove, Sub-Zero refrigerator, Wolf drawer microwave, and Bosch dishwasher. Unwind by the gas fireplace in the living room, where warmth and ambiance create the perfect atmosphere for intimate gatherings. A private office on the main level provides a quiet retreat for work or study, while an upstairs loft/media room offers endless possibilities for relaxation and recreation. The two guest bedrooms upstairs each have



balcony access, while the second primary suite has its own private balcony overlooking the pool and lush landscaping of the backyard. A large garden tub, separate shower, marble floors, quartz countertops and a dual vanity welcome you in to the primary bath.

Sprawling 1,126 sq ft of covered deck space, between the first and second floor, perfect for al fresco dining, lounging, and taking in the beautiful surroundings. The outdoor amenities include a beautifully appointed summer kitchen with a built-in gas grill. The large heated pool, complete with a sun bench, ensures year round enjoyment. Rinse off in the outdoor shower by the detached two car garage.

Offering a lifestyle of both modern convenience and appreciation of the natural environment, the 1,400-acre WaterSound Origins community is located near all the highlights of South Walton including beaches, shopping, and dining. Amenities include the Village Commons with resort style swimming pool, an events lawn, fitness center, and sports courts plus parks, walking trails, and access to Lake Powell with complimentary kayaks for residents' use. Origins Golf Club is a six-hole regulation short course located within the community that also plays as a nine-hole executive course or a 10-hole, par-3 layout. The growing WaterSound Origins town center at the front of the neighborhood includes a Publix grocery store, multiple restaurants, and other services. Owners have the opportunity to join the WaterSound Club with multiple amenities to members including private beach access, beach services, swimming pools, dining, two private golf courses, and the brand-new Lifestyle Center at Camp Creek.

Built in 2023

## Essential Information

MLS® #	946282
Price	\$1,999,999
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,256
Acres	0.22
Year Built	2023
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

## Community Information

Address	616 Medley St
Area	30A East
Subdivision	WATERSOUND ORIGINS
City	WATERSOUND
County	WALTON
State	FL
Zip Code	32461

## Amenities

Amenities	Dock, Fishing, Pavillion/Gazebo, Picnic Area, Pool, No Short Term Rental, Waterfront, Exercise Room, Golf, Minimum Rental Prd, Playground, Tennis, Pickle Ball
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage, Guest, Carport: Attached, Garage: Detached, Carport
# of Garages	2
Has Pool	Yes
Pool	Pool - Gunite Concrtr, Pool - In-Ground, Private

## Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Fireplace, Fireplace Gas, Floor Hardwood, Floor Marble, Floor Tile, Kitchen Island, Lighting Recessed,
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	Pantry, Shelving, Washer/Dryer Hookup, Furnished - None
Appliances	Auto Garage Door Opn, Dishwasher, Microwave, Refrigerator, Refrigerator W/Ice Maker, Stove/Oven Gas
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, A/C: High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	2

## Exterior

Exterior	Frame, Roof Dimensional Shingle, Siding CmntFbrHrdBrd, Foundation Slab On Grade
Exterior Features	Balcony, Deck Covered, Deck Enclosed, Fenced Back Yard, Patio Covered, Patio Enclosed, Pool - Gunite Concrtr, Pool - In-Ground, Porch Covered, Porch Screened, Summer Kitchen
Lot Description	Survey Available
Roof	Roof Dimensional Shingle
Construction	Frame
Foundation	Foundation Slab On Grade

## School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Days on Website	54
Zoning	Residential Single Family
HOA Fees	585.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Berkshire Hathaway HomeServices
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