

\$3,295,000 - 295 Plimsoll Way, WATERSOUND

MLS® #946726

\$3,295,000

5 Bedroom, 5.00 Bathroom, 3,537 sqft
Residential on 0 Acres

WATERSOUND WEST BEACH, WATERSOUND, FL

Situated in an exclusive gated community, (the best kept secret along 30A), 295 Plimsoll Way offers premier access to the lifestyle and amenities of the Watersound West neighborhood. Positioned on the community's lake and within a 5 minute walk to the private beach walk-over as well as the community pool; this property provides an unparalleled approach to the natural resources, sugar white sands and emerald waters of 30A's coastal beaches. Situated alongside the state park and boasting a private beach for the neighborhood residents, the access to the emerald waters is one of the most unique on 30A. The contemporary design features an expansive and open living space that seamlessly connects the kitchen, dining area, and living room. The Chef's kitchen showcases and oversized island and premier appliances. Step outside and an outdoor living area highlighted by a relaxing screened-in porch and soothing fire feature. This area leaves plenty of space for the addition of a pool if a future homeowner desires. The opulent primary suite, found on the main level, presents an extravagant bathroom adorned with a double vanity, a custom-tiled shower, complete with a spacious walk-in closet. A powder bath and laundry room with two washer/dryer sets complete the main level. Up the stairs, you will find three additional bedrooms, complete with two full baths as well as an additional sitting area. Views of the water are enjoyed in numerous rooms on this



level. Custom tile flooring is situated throughout the house which is a dream to maintain at the beach. In he attic, there has been framing laid out to allow for the addition of a spiral staircase to a top floor loft/lounge. This would add an additional 500sq ft to the home for a future owner.

Access to the carriage house is available both from the upper level and below. The studio floor plan features a cathedral ceiling, full bath, living space, and kitchenette. It is perfect for guests, in laws, as an added bedroom or for a work from home office suite.

Watersound West Beach is located in the highly sought after east end of 30A. Amenities include a large resort pool, walking trails and deeded beach access. While this home was built as a primary residence and has not weathered heavy rental seasons, it does offer tremendous potential for rental income. 295 Plimsoll Way would make the perfect investment property, second home or primary residence."

Built in 2016

Essential Information

MLS® #	946726
Price	\$3,295,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,537
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House

Status	Active
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Community Information

Address	295 Plimsoll Way
Area	30A East
Subdivision	WATERSOUND WEST BEACH
City	WATERSOUND
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	Beach, TV Cable Available, Dock, Fishing, Gated Community
Utilities	Public Sewer Available, Public Water Available
Parking	Garage: Detached
Is Waterfront	Yes
Waterfront	Lake
Has Pool	Yes
Pool	Community

Interior

Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric, A/C: High Efficiency
# of Stories	2

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	40
Zoning	Residential Single Family
HOA Fees	1390.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Corcoran Reverie SRB
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