

\$1,999,900 - 110 N Splash Dr, WATERSOUND

MLS® #946806

\$1,999,900

5 Bedroom, 5.00 Bathroom, 2,840 sqft

Residential on 0 Acres

WATERSOUND ORIGINS, WATERSOUND, FL

Just Reduced \$100,000! Expansive, private and luxurious WaterSound Origins home located on a pond with a large 27 x 14 Heated Salt Water Pool equipped with hot tub AND a sun shelf. Over \$250k in upgrades throughout this meticulously maintained home! Offered Fully Furnished, just 1 owner, used as a 2nd home, this is practically brand new! Upgrades and features include but are not limited to; Whole Home Generac Generator, Cabana with Motorized Screens and Gas Fireplace with Cannonballs, New HVAC System, Newly Painted Exterior, Culligan Whole Home Water Softener, Gutters Throughout the Home and Garage, Additional Pavers around back of Garage, Epoxy Garage Floor and Custom Storage Cabinets, Motorized Solar Shades throughout the home, Thermador Range, Dishwasher and Vent Hood, Sharp DrawerMicrowave, Bosch Fridge, Quartz Countertops throughout, 10 Foot Ceilings throughout, Grohe Fixtures throughout the home...the list goes on! Upon entry to the home you have the Professionally designed Laundry and Powder Room to your left and right. The home opens up in to a well laid out open floor plan with the kitchen living and dining areas blended together all overlooking the pool and outdoor area of the home. The Primary Bedroom is on the main level of the home and boasts direct, private access to the pool deck, with a large walk-in closet, ensuite bath featuring dual vanities, garden tub and a luxurious shower. Upstairs you have the



remaining 4 bedrooms each facing the 4 cardinal directions, offering a unique perspective and experience. The South and West Guest Bedrooms each have their own private ensuite baths, while the North and East bedroom share a Jack and Jill bath. All the bedrooms are centered around the loft area and Southern Porch, with custom porch swing bed, perfect for watching the sun set over your little piece of paradise on the Emerald Coast.

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 2018

Essential Information

MLS® #	946806
Price	\$1,999,900
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,840
Acres	0.22
Year Built	2018
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	110 N Splash Dr
Area	30A East
Subdivision	WATERSOUND ORIGINS
City	WATERSOUND
County	WALTON
State	FL
Zip Code	32461

Amenities

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

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Floor Hardwood, Floor Tile, Furnished - All, Lighting Recessed, Washer/Dryer Hookup, Window Treatment All, Ceiling Raised, Kitchen Island, Newly Painted, Wallpaper
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator W/Ice

	Maker, Stove/Oven Gas, Washer, Auto Garage Door Opn, Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans, A/C: High Efficiency
# of Stories	2

Exterior

Exterior	Foundation Slab On Grade, Frame, Roof Dimensional Shingle, Siding CmntFbrHrdBrd
Exterior Features	Balcony, Deck Open, Cabana, Deck Covered, Fenced Back Yard, Hot Tub, Patio Open, Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Porch Covered, Porch Screened, Shower, Sprinkler System, Fireplace, Rain Gutter
Lot Description	Covenants, Restrictions, Within 1/2 Mile Of Water
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	47
Zoning	Residential Single Family
HOA Fees	585.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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