

\$11,250,000 - 101 S Founders Lane, Watersound

MLS® #967952

\$11,250,000

6 Bedroom, 7.00 Bathroom, 5,050 sqft
Detached Single Family on 0.13 Acres

WATERSOUND BEACH, Watersound, FL

Draped amongst the stunning dunescape of WaterSound Beach, discover an exquisite gulf front masterpiece at 101 S Founder Lane offering timeless elegance and unmatched luxury. Expertly crafted by Regal Stephens with sophisticated design by Tracery Interiors, this 6-bedroom, 6.5-bathroom residence, complete with a private pool, 2-car garage, and office/flex room, offers a rare blend of refined craftsmanship and stunning coastal views. Sold fully furnished and never rented, this exceptional property is positioned on a quiet cul-de-sac, providing privacy and direct access to the beach via community boardwalk. Step through the entry, where herringbone-laid hardwood floors and Venetian plaster walls set a tone of understated luxury. This level includes three spacious bedrooms, each with private ensuite bathrooms, and a well-appointed laundry room featuring dual Electrolux washer/dryers. An elevator provides seamless access to all floors. Outside, relax by the saltwater heated pool sheltered by the dunes, enjoy the summer kitchen with a beverage cooler and ice machine, and take in the serene and private setting.

The heart of this home lies on the second floor, where an open-concept kitchen, dining, and living area showcase breathtaking gulf and dune views. The chef's kitchen is equipped with professional-grade appliances, including a Wolf range, custom hood, and Sub-Zero refrigerator and wine fridge, all set



off by marble countertops, a marble waterfall island, and custom cabinetry. A walk-in pantry with a secondary refrigerator enhances convenience. The living room's gas fireplace with a marble surround adds warmth and elegance while a spacious balcony with retractable screens offers a perfect spot to enjoy the view, shaded from the afternoon sun. This level also includes a light-filled office/flex room with closet space, a powder room, a unique guest suite/bunk room with six built-in twin bunks, a queen bed, a living area with a TV, morning bar, and private bathroom, along with a junior master suite featuring an elegant ensuite bathroom.

The entire third floor is dedicated to the magnificent master suite, where panoramic gulf views create an idyllic sanctuary. Custom built-ins including wardrobe drawers and a half wall, a morning bar, and a spacious ensuite bathroom with a steam shower, soaking tub, and washer/dryer, make this a true retreat. The custom closet offers abundant storage and thoughtful design. Crowning this luxurious home is a fourth-level tower with both indoor and outdoor spaces to enjoy. This top-floor retreat features remote-control blinds, a retractable TV, and an open-air balcony with a fire table, offering endless views and the ultimate in relaxation.

The gated WaterSound Beach community is located south of Scenic Highway 30A offering homeowners a rare sense of seclusion yet with easy access to area activities. Amenities include swimming pools, a putting park, community green spaces, a state-of-the-art fitness center, and private boardwalks to one of the most beautiful mile stretches of coastline in the area. Whether you're seeking a luxurious private retreat or a potentially lucrative investment property, revel in the good life at this one-of-a-kind WaterSound Beach residence.

Built in 2020

Essential Information

MLS® #	967952
Sold Price	\$11,250,000
List Price	\$11,750,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,050
Acres	0.13
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	101 S Founders Lane
Area	18 - 30A East
Subdivision	WATERSOUND BEACH
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Community Room, Exercise Room, Fishing, Gated Community, Picnic Area, Pool, Waterfront, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking Spaces	2
Parking	Garage, Garage Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Gulf
Has Pool	Yes
Pool	Private, Pool - Gunite Concrct, Pool - Heated, Community

Interior

Interior Features	Furnished - Some, Window Treatment All, Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Fireplace, Fireplace Gas, Floor Hardwood, Floor Marble, Kitchen Island, Lighting Recessed, Pantry, Shelving, Split Bedroom, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Auto Garage Door Opn, Dishwasher, Dryer, Microwave, Refrigerator W/IceMk, Smoke Detector, Washer, Disposal, Ice Machine, Oven Double, Range Hood, Refrigerator, Security System, Wine Refrigerator, Stove/Oven Dual Fuel
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans, AC - High Efficiency
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	4

Exterior

Exterior	Frame, Roof Metal, Roof Shingle/Shake, Siding Shake
Exterior Features	Fenced Back Yard, BBQ Pit/Grill, Balcony, Deck Covered, Deck Open, Pool - Gunite Concrct, Pool - Heated, Porch, Porch Open, Shower, Summer Kitchen
Lot Description	Covenants, Restrictions, Survey Available, Within 1/2 Mile to Water
Roof	Roof Metal, Roof Shingle/Shake
Construction	Frame

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	99
Zoning	Resid Single Family
HOA Fees	1795.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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