

\$1,548,430 - 105 Hutton Cove Lot 73, Watersound

MLS® #998334

\$1,548,430

4 Bedroom, 5.00 Bathroom, 2,682 sqft

Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

Welcome to the improved Ficus plan by Huff Homes, part of the Preserve Collection in the newly released Arborview Park at Watersound Origins. Positioned on a 159' deep homesite with a wooded backdrop, this 4-bedroom, 4.5-bath residence with a 2.5-car garage offers a well-balanced layout, upgraded interior finishes, and a private outdoor setting.

The main living area is open and connects the kitchen, dining, and living spaces to the covered rear porch, creating a natural extension for everyday living and entertaining. A 12' sliding glass door brings in plenty of natural light and enhances the connection to the backyard. The kitchen is finished with upgraded quartz countertops, an 11' island, under-cabinet lighting, upgraded cabinetry with additional upper stacked glass cabinets, and an upgraded stainless steel appliance package including a 24" Wolf microwave drawer, Sub-Zero Refrigerator, 36" dual fuel range with a custom wood hood vent and Cove dishwasher, along with added details such as the white oak kitchen island and lap and gap trim accents that continue into the main living areas.

The primary suite is privately located at the rear of the home and includes a spacious bedroom, walk-in closet with custom shelving, and a well-appointed bath with a free-standing tub, separate large shower and quality finishes throughout. Three additional bedrooms offer



flexibility for guests or a home office, with crown molding added to all bedrooms for a more refined finish.

Interior upgrades include Medallion engineered wood flooring throughout, upgraded 1-3/4" thick shaker-style interior doors, painted wood shelving in all closets, pantry and laundry room and additional trim enhancements that elevate the overall design. The home is also equipped with bronze impact-rated windows, a gas lantern at the front porch, and an added exterior door at the rear of the garage for convenient access.

Outdoor living is supported by a screened rear porch with gas stub for grilling, while the extended lot depth allows for a fenced backyard to be installed approximately between 140'-160', maintaining a natural buffer to the wooded area beyond.

Additional features include pre-plumbing for a future water filtration system and a gas stub with pre-wire for a generator setup.

Estimated completion: end-June 2026

As part of Watersound Origins, often called "A Coastal Village," residents relish abundant amenities like the Village Commons resort-style pool, fitness center, sports courts, miles of nature trails, event lawns, and the Origins Golf Course. Surrounded by towering pines and just minutes from Lake Powell and the beaches of Scenic Highway 30A, this community blends natural beauty with easy access to Inlet Beach, Grayton Beach, and beyond. Upcoming highlights include the 15.5-acre Longleaf Art Park, opening in 2027, featuring cultural and recreational experiences.

Built in 2026

Essential Information

MLS® #	998334
Sold Price	\$1,548,430
List Price	\$1,401,562
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,682
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	105 Hutton Cove Lot 73
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Paid, Underground
Parking	Garage Door Opener
# of Garages	3
View	Pond

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Shelving, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Sprinkler System
Lot Description	Interior Lot, Wooded
Roof	Shake
Construction	Roof Pitched, Brick, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	179
Zoning	Resid Single Family

Listing Details

Listing Office	Watersound Real Estate
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