

\$1,875,000 - 1076 Pathways Drive, Watersound

MLS® #979536

\$1,875,000

4 Bedroom, 5.00 Bathroom, 3,387 sqft

Detached Single Family on 0.26 Acres

WATERSOUND ORIGINS, Watersound, FL

This refined residence in Watersound Origins is a masterclass in outdoor living, set on a private expansive lot that allowed for a custom enhancement of the acclaimed Weatherly floor plan by Romair. With one of the largest private pools in the community, a raised spillover spa, summer kitchen, wood-burning fireplace, and retractable back porch screens, the outdoor experience is both luxurious and versatile.

Inside, more than 3,300 square feet of living space has been thoughtfully finished with 10-ft. ceilings, 8-ft. solid core doors, wide oak hardwood floors, shiplap detailing and crown molding throughout. The grand kitchen was expanded exclusively for this lot and offers a 48-in. Thermador gas range beneath a custom hood, dual sinks, quartz countertops, under-cabinet lighting, a Liebherr paneled refrigerator, a KitchenAid ice maker, a beverage cooler, and island with seating for 6. A gas fireplace with an 8-ft. mantel anchors the open living room, while French doors lead to a covered porch with IPE decking, three ceiling fans, a mounted TV, and a fireplace with crushed shell surround. The main-level primary suite offers views of the backyard and pool, dual granite-topped vanities, a large walk-in shower, two spacious walk-in closets and direct porch access. Upstairs, a bonus living area opens to a second covered porch with IPE decking and wood-paneled ceiling. Each of the three guest suites has a private ensuite bath with marble or stone finishes, including walk-in showers with river rock



flooring and custom vanities. Additional highlights include a massive 2.5-car garage (26x33) with shelving, a secondary refrigerator and storage, a Generac whole-home generator, tankless water heater, impact-rated windows and doors, and pre-wiring for surround sound and smart home features. The fully fenced backyard is framed by lush landscaping, with magnolia trees, landscape lighting and a brick paver patio. As part of the Watersound Origins community, owners enjoy access to the Village Commons pool and fitness center, tennis and pickleball courts, the Davis Love III-designed golf course, miles of trails, and kayak launch on Lake Powell. Owners have the option to upgrade to full Watersound Club membership for exclusive beach, golf and dining access. All just minutes from 30A, Watersound Town Center and the best of the Emerald Coast.

Built in 2021

Essential Information

MLS® #	979536
Sold Price	\$1,875,000
List Price	\$1,950,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,387
Acres	0.26
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	1076 Pathways Drive
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Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	BBQ Pit/Grill, Community Room, Dock, Exercise Room, Fishing, Golf, Short Term Rental - Not Allowed, Pavillion/Gazebo, Playground, Pool, Tennis, Pets Allowed, Pickle Ball
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking	Oversized
# of Garages	3
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Kitchen Island, Recessed Lighting, Pantry, Pull Down Stairs, Shelving, Upgraded Media Wing, Washer/Dryer Hookup
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Sprinkler System, Outdoor Kitchen
Lot Description	Corner Lot, Covenants, Curb & Gutter, Restrictions
Windows	Double Pane Windows, Plantation Shutters, Window Treatments
Roof	Shingle, Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast

High South Walton

Additional Information

Days on Website	445
Zoning	Resid Single Family
HOA Fees	650
HOA Fees Freq.	Quarterly

Listing Details

Listing Office Scenic Sotheby's International Realty

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