

\$1,425,000 - 113 E Pollard Cove, Inlet Beach

MLS® #1005486

\$1,425,000

4 Bedroom, 5.00 Bathroom, 3,104 sqft

Detached Single Family on 0.17 Acres

WATERSOUND ORIGINS, Inlet Beach, FL

Located in the sought-after Powell Landing East phase of Watersound Origins, 113 Pollard Cove East is a beautifully appointed Boswell Builders residence that is just 1 year old and backs to tall pines. Offering 4 bedrooms, 4.5 baths, & thoughtfully curated upgrades throughout, this home combines luxury finishes, exceptional storage, & outstanding indoor-outdoor living.

At the heart of the home is a chef's kitchen designed for both everyday living and entertaining. Premium Thermador appliances include a 36-inch gas range, range hood, microwave drawer, & built-in refrigerator. The stunning WATERFALL island serves as a focal point, while ceiling-height cabinetry with glass-front upper cabinets, 2 walk-up pantries, & an oversized walk-in pantry customized by The Neat Method provide abundant storage. The kitchen flows seamlessly into the spacious dining area & inviting living room featuring a fireplace and shiplap accents.

One of the home's standout features is the oversized screened porch overlooking the preserve. Designed for year-round enjoyment, the newly completed outdoor kitchen showcases custom beveled cabinetry by Grimes, a custom tile backsplash, Crown Verity 48-inch gas grill, Thor beverage drawers, BBQ Guys ice maker, & ample entertaining space. Beyond the porch, the professionally landscaped L-shaped backyard by Salty Air includes orange and lime trees, room for a FUTURE POOL, and peaceful



preserve views. The first-floor primary suite offers a private retreat with a unique BONUS NOOK ideal for a nursery, home office, fitness area, or sitting room. The luxurious primary bath features dual vanities, a freestanding soaking tub, a walk-in shower with shampoo niche, and a spacious double-hung walk-in closet.

Upstairs, a cozy loft provides additional living space, while all three guest bedrooms feature en-suite baths and walk-in closets. One bedroom also includes its own linen closet for added convenience.

Practicality meets design with a generously sized MUDROOM offering future customization opportunities, a large laundry room complete with cabinetry and sink, and extensive storage throughout, including a hidden under-stair storage closet accessible from the foyer.

Additional upgrades include custom wallpaper in the powder bath and mudroom, upgraded 2 panel solid core doors, a tankless water heater, custom garage cabinetry and wall fusion storage system by The Neat Method, gutters, and roof moisture vents.

With premium finishes, exceptional craftsmanship, preserve views, and countless thoughtful upgrades, 113 Pollard Cove East presents a rare opportunity to own a nearly new luxury home in Watersound Origins.

Built in 2025

Essential Information

MLS® #	1005486
Sold Price	\$1,425,000
List Price	\$1,499,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	3,104
Acres	0.17
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	113 E Pollard Cove
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener, Garage
# of Garages	2

Interior

Interior Features	Crown Molding, Tray Ceiling(s), Fireplace, Kitchen Island, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Range Hood, Refrigerator, Tankless Water Heater
Heating	Natural Gas, Heat High Efficiency, Gas - Natural
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Private Yard, Sprinkler System, Outdoor Kitchen, Rain Gutters
Lot Description	Curb & Gutter, Easements, Restrictions, Wooded
Windows	Window Treatments
Roof	Composite Shngl
Construction	Trim Wood, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	91
Zoning	County, Resid Single Family

Listing Details

Listing Office	Watersound Real Estate
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Listing information last updated on September 13th, 2026 at 3:07am CDT