

\$1,069,350 - 164 Green Heron Street Lot 40, Watersound

MLS® #991102

\$1,069,350

5 Bedroom, 4.00 Bathroom, 2,688 sqft

Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

Entered for Comp purposes. Built by Huff Homes, the Macy plan offers 5 bedrooms, 3.5 bathrooms, and 2,688 square feet of well-appointed living space. The open-concept first floor features luxury vinyl plank flooring throughout, a spacious living room with gas fireplace, and a dining area perfect for entertaining. The gourmet kitchen is outfitted with upgraded Bosch gas appliances, including a vent hood and microwave drawer, quartz countertops, under-cabinet lighting, and a large center island for effortless gathering. The first-floor primary suite provides a serene retreat with a spacious ensuite bath and walk-in closet. Upstairs, an additional sitting room offers flexible living space ideal for a media room, home office, or play area along with four generously sized guest bedrooms. Outdoor living is a breeze thanks to the extended screened rear porch, gas fireplace and a gas grill stub, ready for your summer cookouts. This home also includes a 2-car garage and designer finishes throughout.

The Watersound Origins community offers an unparalleled lifestyle in South Walton exceptional amenities, notoriously friendly and welcoming atmosphere, zero short-term rentals, and close proximity to all that 30A and Inlet Beach has to offer. Enjoy the zero-entry pool, playground, sports courts, and fitness center at the Village Commons, play a round of golf at the Origins Golf Course, or take a walk along the many miles of walking and



biking trails that wind all throughout the neighborhood! The new Watersound Town Center located at the entrance to the community (just a short bike ride away from Longleaf Park!) offers several fantastic dining options (casual and formal), medical services, Starbucks, Publix, a Pavilion that hosts events year round, and more!

Built in 2026

Essential Information

MLS® #	991102
Sold Price	\$1,069,350
List Price	\$1,023,250
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,688
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	164 Green Heron Street Lot 40
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	2
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, Range Hood, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

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

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	314
Zoning	Resid Single Family

Listing Details

Listing Office	Watersound Real Estate
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