

\$1,300,000 - 194 Sawbuck Drive, Inlet Beach

MLS® #972142

\$1,300,000

4 Bedroom, 5.00 Bathroom, 2,962 sqft

Detached Single Family on 0.37 Acres

WATERSOUND ORIGINS, Inlet Beach, FL

Stunning Custom Home in Watersound Origins
- 194 Sawbuck Dr.

Built in 2021 and meticulously maintained by its original owners, this 4-bedroom, 4.5-bathroom custom home by Cole Homes, with interior design by Libby Baker of Baker Designs, offers timeless elegance and modern luxury in the sought-after Watersound Origins community. Step inside to: 12-foot ceilings on the first floor, vaulted ceilings and 10-foot ceilings on the second floor, Vanilla Milkshake colored shiplap walls, white pine wood flooring, double crown molding, 6 inch base molding, transom windows, custom blinds, upgraded fans with remotes, custom designer lighting, custom designer hardware throughout and two nest thermostats. Not a detail was overlooked. The chef's kitchen features an oversized extended island with a granite waterfall edge with custom lighting and handmade Moroccan tile backsplash. The kitchen boasts top of the line high end appliances including a Dacor 6-burner dual fuel range, Wolf hood, Sub-Zero fridge, and Bosch convection and microwave oven. Ample custom cabinetry in the kitchen including all lower soft close drawers (in lieu of cabinets) is a practical upgrade. A barn door leads to the laundry/utility/pantry room, complete with a wine fridge and sink. The first-floor master suite is spacious and offers room for a seating area and boasts a mirrored barn door to the master VA/ADA compliant yet beautiful and spa like master bathroom with custom tile, a zero entry shower with both a



rain and a hand held shower head. Do not overlook the toto nearest toilet. The Neorest series represents the pinnacle of tolos technology and is a fully integrated smart toilet with built in bidet functions, automatic flushing, self-cleaning technology and an adjustable heated toilet seat. The master walk-in closet is custom with three tier built-ins, with the top shelf offering pull-downs to utilize the ceiling height. The entry way of the home is welcoming and offers a unique hidden under-stair playroom/storage space and opens to the spacious staircase with custom runner carpet and a beautiful custom chandelier. Upstairs the bonus living space is light and bright and has a cathedral ceiling and leads to three additional bedrooms each featuring ensuite baths with custom tile and hardware and built-in shelving in the closets. The property is .367 acres and offers a long driveway providing ample parking and a port cochere along the side entry of the home (that leads to the kitchen) and a 2-car garage with epoxy flooring, 12-ft ceilings, and 6 electrical outlets. There is an adjoining outdoor shower and potting shed. The beautifully landscaped property has a 5-zone irrigation system utilizing reclaimed water and features mature trees, hydrangeas, azaleas, rose trellises, and French drains and a fountain - plus there is ample room for a pool! The wrap around screened back porch is 520 SF and is accessible via a VA/ADA compliant ramp which is tastefully and seamlessly part of the home and could easily be removed if needed. The massive screened porch offers a gas line for your grill, an alfresco dining area, an additional seating area and a lovely porch swing! The home also offers a large welcoming front porch. This property also has solar panels which provides the homeowners with nearly all of the electric that the property needs resulting in a minimal monthly electric bill. Although the current property owners do

not have surround sound the property is wired for it and it could easily be added. The lot is large and extends approximately 65 additional feet from the back of the garage for the entire width of the property, adding value and an open canvas of possibilities for uses. The property is in the coveted Watersound Origins neighborhood. This premier community offers resort-style amenities, including a residents-only pool, fitness center, miles of walking & biking trails, a golf course, tennis & pickleball courts, basketball courts, a community garden space and access to Lake Powell for paddleboarding & kayaking. The Origins Golf Course, designed by Davis Love III, provides an exceptional golfing experience. Plus, enjoy convenient access to 30A's white-sand beaches, upscale dining, shopping, entertainment, Publix and schools. This property has it all and is a like-new home and a rare find in an unbeatable location. Schedule your private showing today!

Built in 2021

Essential Information

MLS® #	972142
Sold Price	\$1,300,000
List Price	\$1,549,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,962
Acres	0.37
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	194 Sawbuck Drive
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS
City	Inlet Beach
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, Picnic Area, Playground, Pool, Tennis, Waterfront, Pets Allowed, Pickle Ball
Utilities	Electric, Gas - Natural, Other, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Attached Carport, Garage Detached
# of Garages	2

Interior

Interior Features	Cathedral Ceiling(s), Crown Molding, Vaulted Ceiling(s), Handicap Provisions, Kitchen Island, Recessed Lighting, Pantry, Wallpaper, Walls Wainscoting, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Gas Water Heater, Tankless Water Heater
Heating	Gas - Natural
Cooling	Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Outdoor Shower, Sprinkler System
Lot Description	Covenants, Restrictions, Sidewalk, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Shake
Construction	Frame, Roof Solar Energy, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	536
Zoning	Resid Single Family
HOA Fees	585
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	The Beach Group Properties LLC
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