

# \$4,450,000 - 23 S Founders Lane, Watersound

---

MLS® #973051

**\$4,450,000**

6 Bedroom, 7.00 Bathroom, 5,002 sqft

Detached Single Family on 0.17 Acres

WATERSOUND BEACH, Watersound, FL

Indulge in the epitome of luxury living with this meticulously crafted 6BR, 6.5BA coastal retreat spanning just over 5,000 square feet in the secluded enclave of WaterSound Beach.

Every desire was considered in outfitting the kitchen with a Thermador range with hood, Sub-Zero fridge/freezer, Bosch dishwasher, U-Line ice maker, and Thermador oven. Wine aficionados will enjoy a dedicated wine fridge in the parlor. The first level boasts a stone fireplace in the open concept living area, a natural light-filled dining area, an elegant master suite with spa-like bathroom, and an additional guest suite with full bath, all easily accessible via a convenient handicap ramp. A wraparound porch with open and screened areas provides perfect spaces to relax and gather. The first level also houses the laundry room complete with a built-in office, a powder room, which opens to a beautifully landscaped outdoor space.

Navigate the four levels effortlessly with an elevator servicing all floors. Moving to the second level, discover a bunkroom with ensuite, a den, and two guest rooms with accompanying baths. One guest room is equipped with a gas fireplace, U-Line ice maker, and custom built-ins. A porch off the den provides a tranquil escape. Ascend to the third level to uncover a secret game room boasting darts, a card table, a foosball table, and a dedicated movie area. For the pinnacle of luxury, ascend to the tower offering breathtaking views of the Gulf of Mexico. A



separate carriage house with a fully equipped kitchen, including refrigerator, microwave and stove with range hood, all offer added convenience for guests.

Recent updates include white oak wood floors throughout, updated baths and the spacious renovated kitchen. Brand new furniture, artwork, lighting, and landscaping complete the transformation. The interior and exterior have been freshly painted, complemented by the brilliance of new can lights throughout. Private beach access and premier community amenities are just steps away. Immerse yourself in the unparalleled refinement and sophistication of this extraordinary residence, where every detail has been thoughtfully considered and no compromise has been made in creating a truly indulgent living experience.

The enchanting WaterSound Beach community is located south of Scenic Highway 30A offering homeowners a rare sense of seclusion yet with easy access to area activities. Amenities include gated entry, swimming pools, a puttering park, community green spaces, a state-of-the-art fitness center, and private access to one of the most beautiful coastlines in the area with towering white sand dunes and winding wooden boardwalks.

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 973051      |
| Sold Price     | \$4,450,000 |
| List Price     | \$4,999,000 |
| Bedrooms       | 6           |
| Bathrooms      | 7.00        |
| Full Baths     | 6           |
| Half Baths     | 1           |
| Square Footage | 5,002       |
| Acres          | 0.17        |

|            |                        |
|------------|------------------------|
| Year Built | 2008                   |
| Type       | Detached Single Family |
| Sub-Type   | Detached Single Family |
| Style      | Beach House            |
| Status     | Sold                   |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 23 S Founders Lane |
| Area        | 18 - 30A East      |
| Subdivision | WATERSOUND BEACH   |
| City        | Watersound         |
| County      | Walton             |
| State       | FL                 |
| Zip Code    | 32461              |

### **Amenities**

|              |                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------|
| Amenities    | Beach, Deed Access, Dock, Exercise Room, Gated Community, Playground, Pool, Short Term Rental - Allowed |
| Utilities    | Electric, Gas - Natural, Public Sewer, Public Water, TV Cable                                           |
| Parking      | Garage                                                                                                  |
| # of Garages | 2                                                                                                       |
| View         | Gulf                                                                                                    |

### **Interior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Bookcases, Crown Molding, Fireplace 2+, Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Wet Bar, Woodwork Painted, Elevator |
| Appliances        | Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer                                                                    |
| Heating           | Gas - Natural                                                                                                                                        |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Fireplace Gas                                                                                                                                        |
| # of Stories      | 4                                                                                                                                                    |

### **Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Outdoor Shower, Sprinkler System |
| Lot Description   | Covenants, Within 1/2 Mile to Water       |
| Roof              | Shingle                                   |

**School Information**

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

**Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 528                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 1795                |
| HOA Fees Freq.  | Quarterly           |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2026, All rights reserved.  
Listing information last updated on September 12th, 2026 at 11:52pm CDT