

# \$2,425,000 - 291 E Pollard Cove Lot 93, Watersound

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MLS® #968103

**\$2,425,000**

4 Bedroom, 5.00 Bathroom, 4,105 sqft

Detached Single Family on 0.23 Acres

WATERSOUND ORIGINS, Watersound, FL

New from Key Lime Construction in Powell Landing East, the Bienville is a 4,105 square foot home with 4 bedrooms, 4.5 bathrooms, including a carriage house, and a stunning outdoor living space. This brand new custom floor plan welcomes you into a formal foyer leading into a grand kitchen, living, and dining room. The main living space is highlighted by 11' coffered ceilings, a true chef's kitchen with quartz countertops, a spacious scullery, and Wolf & Sub-Zero appliances, as well as a linear living room fireplace perfect for cozy nights spent at home. An oversized laundry room offers plenty of cabinetry for storage as well as a built-in office nook. The primary suite in the Bienville plan is a true retreat offering room for a seating area, a dedicated dressing area with a vanity and massive walk-in closet, and a luxurious ensuite bathroom with double vanity and large walk-in shower with a freestanding tub. The outdoor living is one of the most attractive spaces in this home. The screened porch is large enough for comfortable seating as well as an outdoor dining setup all overlooking a private pool & spa with a sunshelf and bench seating. The natural brick cabana is the perfect place to relax or entertain by the outdoor fireplace and grill at the summer kitchen. The second floor features two additional generously sized bedrooms each with their own bathroom and a shared living room with French doors. Also included is a charming carriage house suite above the 2-car garage with a kitchenette, full



bathroom, and private balcony. Additional features of this new construction home include a 25KW gas Generac generator as a back-up power source for the main house, engineered hardwood flooring throughout, crown molding in living areas and bedrooms, impact rated windows and doors, above code insulation in walls and floors to improve energy efficiency and sound control, and more! Key Lime Construction homes in Powell Landing East are characterized by a unique design for each home and beautifully selected finishes that add personality and charm to a new construction home.

Experience refined coastal living in one of Watersound Origins' most sought-after neighborhoods nestled alongside Lake Powell. 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 or foot 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 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® #     | 968103      |
| Sold Price | \$2,425,000 |
| List Price | \$2,425,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 4,105                  |
| Acres          | 0.23                   |
| Year Built     | 2026                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Florida Cottage        |
| Status         | Sold                   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 291 E Pollard Cove Lot 93 |
| Area        | 18 - 30A East             |
| Subdivision | WATERSOUND ORIGINS        |
| City        | Watersound                |
| County      | Walton                    |
| State       | FL                        |
| Zip Code    | 32461                     |

### Amenities

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Utilities    | Community Water, Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Paid |
| Parking      | Garage Door Opener, Garage                                                                          |
| # of Garages | 2                                                                                                   |
| Has Pool     | Yes                                                                                                 |
| Pool         | Heated                                                                                              |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Shelving, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Disposal, Microwave, Range Hood, Gas Water Heater, Tankless Water Heater                                         |
| Heating           | Central, Gas - Natural                                                                                                       |
| Cooling           | Ceiling Fan(s)                                                                                                               |
| Fireplace         | Yes                                                                                                                          |
| Fireplaces        | Fireplace Gas                                                                                                                |
| # of Stories      | 2                                                                                                                            |

**Exterior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Hot Tub, Sprinkler System, Separate Living Area, Outdoor Kitchen, Rain Gutters |
| Lot Description   | Sidewalk                                                                                     |
| Roof              | Metal                                                                                        |
| Construction      | Brick, Siding CmntFbrHrdBrd                                                                  |
| Foundation        | Slab                                                                                         |

**School Information**

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

**Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 583                 |
| Zoning          | Resid Single Family |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Berkshire Hathaway HomeServices |
|----------------|---------------------------------|

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