

\$475,000 - 323 B Suwannee Drive #72b, Watersound

MLS® #974310

\$475,000

2 Bedroom, 2.00 Bathroom, 1,418 sqft
Townhouse

Watersound Origins, Watersound, FL

**** Seller closing cost incentive for this Market Home**** This thoughtfully crafted 2-bedroom, 2-bathroom paired patio villa with 1,418 square feet and a 1.5-car garage offers easy, single-level living with modern finishes and a bright, open layout. The LUCAS floor plan by Fischer Homes welcomes you from the foyer into the connected kitchen, dining, and family room, all opening to a covered rear patio with peaceful wooded views.

The upgraded kitchen is appointed with quartz countertops, under-cabinet lighting, a farmhouse sink, soft-close cabinetry, a beautiful glazed pearl ceramic tile backsplash, and a pantry for added storage. An enhanced stainless steel appliance package includes a 30inch gas 5-burner cooktop, vented canopy hood, and a built-in 30inch microwave/oven combination.

The owner's suite features a generous bedroom, an oversized walk-in closet, and a private bath with a tiled walk-in shower with frameless glass doors, quartz vanity, and raised-height cabinetry. A second bedroom and full bath near the front of the home offer versatility for guests or an office setup.

Additional interior upgrades include 10' ceilings, 8' doors, luxury vinyl plank flooring, a SmartCode touchscreen entry, and an installed Smart Home package for added convenience. Energy-conscious construction



features impact-rated windows, LED lighting, and a tankless gas water heater. A family foyer/drop zone and inviting front porch complete the home's practical layout.

Estimated completion: December 2025.
Designer selections can be viewed in the Documents section.

Residents enjoy low-maintenance living with HOA-covered lawn care and exterior upkeep, along with access to the exceptional Watersound Origins amenities.

Built in 2025

Essential Information

MLS® #	974310
Sold Price	\$475,000
List Price	\$494,995
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,418
Year Built	2025
Type	Townhouse
Sub-Type	Townhouse
Style	Duplex
Status	Sold

Community Information

Address	323 B Suwannee Drive #72b
Area	18 - 30A East
Subdivision	Watersound Origins
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	Golf, Short Term Rental - Not Allowed, Playground, Pool, Tennis, Waterfront, Pickle Ball
Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Shelving, Washer/Dryer Hookup, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Gas Water Heater, Tankless Water Heater
Heating	Central
Cooling	Ceiling Fan(s)
# of Stories	1

Exterior

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

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	513
Zoning	Resid Single Family
HOA Fees	401.42
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Watersound Real Estate
----------------	------------------------

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, Copyright 2026, All rights reserved.

Listing information last updated on September 13th, 2026 at 7:07am CDT