

\$2,900,000 - 346 Pollard Cove East Lot 117, Watersound

MLS® #976326

\$2,900,000

5 Bedroom, 7.00 Bathroom, 4,660 sqft

Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

Indulge in the ultimate Florida lifestyle with the Darien plan from Romair Homes, where luxurious outdoor living takes center stage. Enjoy a resort-style backyard featuring a private pool and spa with a baja shelf, an expansive covered porch with a summer kitchen, and a cabana complete with an outdoor fireplace—designed for effortless relaxation and year-round entertaining. Currently under construction and expected to be completed in NOV '25, this thoughtfully designed home spans 4,660 square feet and is situated on a generous homesite backing up to natural common space. Inside, the Darien plan combines elegance and comfort with 12' ceilings on the first floor and 10' ceilings upstairs. The open-concept layout welcomes you with a grand foyer that flows into a spacious living room featuring a dramatic 42" fireplace with a stucco chimney. The chef's kitchen is outfitted with integrated Wolf and Sub-Zero appliances including a 48" gas range alongside stained white oak cabinetry, Silestone quartz countertops, and champagne bronze fixtures. A light-filled dining room and convenient wet bar sit just off the kitchen, ideal for entertaining.

The first-floor primary suite offers a peaceful retreat, while the second floor includes three additional bedrooms each with its own en-suite bathroom and a comfortable secondary living space. For added flexibility, a carriage house above the extended two-car garage provides a



private 1-bedroom, 1-bathroom guest suite complete with a kitchenette and storage closets perfect for visitors, extended family, or a home office.

With premium finishes, expert craftsmanship, and timeless coastal design, the Darien plan offers a rare opportunity to own a new luxury home in the sought-after Watersound Origins community.

The Watersound Origins community is one of South Walton's most coveted neighborhoods for its exceptional amenities, beautiful new homes, and prime location. Amenities include the Village Commons pool & fitness center, sports courts including tennis and pickle ball, miles of nature trails, dock access to Lake Powell, unlimited golf, and lots of green space for outdoor play. The all new Watersound Town Center brings a new level of excitement and convenience to the community with a Publix Super Market, delicious restaurants, healthcare facilities, and more right at the entrance to the neighborhood!

Built in 2026

Essential Information

MLS® #	976326
Sold Price	\$2,900,000
List Price	\$2,900,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,660
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage

Status	Sold
--------	------

Community Information

Address	346 Pollard Cove East Lot 117
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	Community Room, Dock, Exercise Room, Fishing, Golf, Short Term Rental - Not Allowed, Picnic Area, Playground, Pool, Tennis, Waterfront, Pets Allowed, Pickle Ball
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Tap Fee Paid
Parking	Garage Door Opener, Oversized
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

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

Exterior

Exterior Features	Private Yard, Hot Tub, Outdoor Shower, Sprinkler System, Separate Living Area
Roof	Composite Shngl, Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	487
Zoning	Resid Single Family
HOA Fees	585
HOA Fees Freq.	Quarterly

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, Copyright2026, All rights reserved.
Listing information last updated on September 13th, 2026 at 5:07am CDT