

# \$3,260,000 - 55 Half Hitch Lane, Watersound

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MLS® #1003648

**\$3,260,000**

5 Bedroom, 6.00 Bathroom, 3,467 sqft

Detached Single Family

WATERSOUND WEST BEACH, Watersound,  
FL

55 Half Hitch Lane is the kind of home that feels different the moment you arrive. Tucked near the back of WaterSound West Beach on a private corner lot with only a handful of homes beyond it, the setting offers a quieter and more peaceful feel that is hard to find along 30A. Built by Regal Stephens in 2015, the home was thoughtfully designed to truly live in and enjoy.

Spanning approximately 3,467 square feet, the property features 5 bedrooms, 5.5 bathrooms, a bunk room, an upstairs secondary living area, and a fully functional carriage house complete with its own entrance, kitchen, and laundry, creating an ideal setup for guests, grandparents, or extended family stays.

Inside, the home blends timeless coastal design with warm and comfortable living spaces. White oak floors, vaulted wood beam ceilings, marble countertops, and Wolf and Sub Zero appliances all come together in a way that feels elevated yet relaxed. The kitchen, dining, and living spaces flow naturally together and open seamlessly onto screened porches and outdoor living areas complete with a gas fireplace and outdoor kitchen.

The homesite itself is one of the standout features of the property. The garage was intentionally positioned on the opposite side of the home, creating a more open feel with additional yard space, privacy, and an impressive amount of parking rarely found in the neighborhood. There is also room to add a



private pool if desired. Located less than a few minute stroll from the private beach boardwalk and community pool, the home offers access to one of the most beautiful stretches of beach along 30A while still maintaining a calm and tucked away feel within the community.

Whether used as a full time residence, second home, or investment property, 55 Half Hitch Lane offers a rare combination of warmth, privacy, thoughtful design, and livability that is becoming harder and harder to find along 30A.

Built in 2015

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1003648                |
| Sold Price     | \$3,260,000            |
| List Price     | \$3,390,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 3,467                  |
| Year Built     | 2015                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Sold                   |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 55 Half Hitch Lane    |
| Area        | 18 - 30A East         |
| Subdivision | WATERSOUND WEST BEACH |
| City        | Watersound            |
| County      | Walton                |
| State       | FL                    |
| Zip Code    | 32461                 |

### **Amenities**

|           |                                                     |
|-----------|-----------------------------------------------------|
| Utilities | Electric, Gas - Natural, Public Sewer, Public Water |
| Parking   | Garage Door Opener                                  |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s), In-Law Floorplan, Kitchen Island, Pantry, Washer/Dryer Hookup, Wet Bar |
| Appliances        | Dryer, Microwave, Refrigerator, Washer, Tankless Water Heater                              |
| Heating           | Gas - Natural                                                                              |
| # of Stories      | 2                                                                                          |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Outdoor Grill, Balcony, Sprinkler System |
| Lot Description   | Within 1/2 Mile to Water                 |
| Foundation        | Slab                                     |

### School Information

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

### Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 115                 |
| Zoning          | Resid Single Family |

### Listing Details

|                |                                                   |
|----------------|---------------------------------------------------|
| Listing Office | Christies International Real Estate Emerald Coast |
|----------------|---------------------------------------------------|

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Listing information last updated on September 13th, 2026 at 5:07am CDT