

\$1,175,000 - 70 River Rise Way, Inlet Beach

MLS® #1001492

\$1,175,000

3 Bedroom, 3.00 Bathroom, 2,388 sqft

Detached Single Family on 0.20 Acres

WATERSOUND ORIGINS - NATUREWALK,
Inlet Beach, FL

Spacious and thoughtfully designed, this single-story 3-bedroom plus DEN, 3-bath residence offers exceptional functionality and elevated indoor-outdoor living. A RARE 3-CAR GARAGE with epoxy flooring and built-in shelving adds valuable storage and convenience. Shows like a model home!

The open-concept layout is centered around a bright and expansive living, dining, and kitchen area--ideal for both entertaining and everyday living. The upgraded kitchen features custom cabinetry, a farmhouse sink, waterfall island, and premium Café® appliances including a wall oven, microwave, and 5-burner gas cooktop.

The split-bedroom floor plan provides privacy, with secondary bedrooms positioned on opposite sides of the home. The primary suite includes dual vanities, a rainfall shower, and a custom-built closet system.

Seamless indoor-outdoor living is achieved through 5-panel folding glass doors that open to a large screened lanai with a full outdoor kitchen, dining, and lounge space. The backyard overlooks a scenic pond and features a private pool and spa, remote-controlled firepit seating area, and professionally designed landscaping with turf and paver pathways.

Additional highlights include a Savant integrated sound and lighting system controlled via app, custom lighting, ample linen storage throughout, and an upgraded laundry



room with cabinetry and hanging space.
Located within NatureWalk--Watersound
Origins' only gated community--residents enjoy
access to a resort-style amenities center with
pool, fitness facility, tennis and pickleball
courts, golf privileges, kayaking on Lake
Powell, and a full calendar of community
events.
A well-rounded property offering space,
privacy, and lifestyle appeal in one of the
area's most sought-after communities.

Built in 2021

Essential Information

MLS® #	1001492
Sold Price	\$1,175,000
List Price	\$1,220,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,388
Acres	0.20
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	70 River Rise Way
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS - NATUREWALK
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
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Parking	Garage Door Opener, Garage
# of Garages	3
View	Pond
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Crown Molding, Fireplace, Kitchen Island, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Natural Gas, Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Outdoor Grill, Private Yard, Hot Tub, Sprinkler System, Outdoor Kitchen
Lot Description	Easements, Restrictions, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Composite Shngl
Construction	Trim Wood, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	142
Zoning	Deed Restrictions, Resid Single Family

Listing Details

Listing Office	Watersound Real Estate
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