

\$3,000,000 - 8 S Watch Tower Lane, Watersound

MLS® #986788

\$3,000,000

4 Bedroom, 5.00 Bathroom, 2,643 sqft

Detached Single Family on 0.15 Acres

WATERSOUND BEACH, Watersound, FL

Behind the gates of Watersound Beach, 8 S Watch Tower Lane sits on a premier corner lot steps from a private Gulf boardwalk. This 4BR/5BA, 2,626 sq ft beach house features a chef's kitchen with BlueStar & Sub-Zero appliances, KraftMaid cabinetry, and quartz countertops. The spa primary suite offers a soaking tub, walk-in shower, and boutique dressing closet. Three ensuite guest suites complete the layout. Enjoy 320 sq ft of wrap-around porch living behind white picket fences. Watersound Beach amenities include private Gulf beach, golf cart beach access, resort pool, fitness center, and three championship golf courses by Tom Fazio, Greg Norman & Davis Love III. Alys Beach and Rosemary Beach minutes away
FAQ: 8 S Watch Tower Lane, Watersound Beach --
Watersound Beach, FL 32461



Where exactly is 8 S Watch Tower Lane located?

The property is located at 8 S Watch Tower Lane, Inlet Beach, Florida 32461, within the gated WaterSound Beach community on Scenic Highway 30A in Walton County.

WaterSound Beach sits between Deer Lake State Park to the west and Camp Creek Lake to the east, approximately 21 miles from Northwest Florida Beaches International Airport (ECP). Alys Beach, Rosemary Beach, and Seacrest Beach are all within easy biking or golf cart distance.

How close is 8 S Watch Tower Lane to the beach?

The home is steps from a private boardwalk that leads directly to the Gulf of Mexico.

WaterSound Beach features golf cart beach access -- one of the only communities on 30A where residents can drive a golf cart directly to the sand. The community maintains over one mile of private, uncrowded beachfront exclusively for residents and their guests.

How many bedrooms and bathrooms does 8 S Watch Tower Lane have?

The home has four bedrooms and five full bathrooms. The primary suite on the main level features a spa-inspired bath with a walk-in shower, separate soaking tub, dual vanity, and a boutique-style dressing closet. The three upstairs guest suites each have their own private ensuite bath and walk-in closet, making this an ideal layout for families, multi-generational groups, or vacation rental guests.

What are the kitchen features at 8 S Watch Tower Lane?

The chef's kitchen is outfitted with professional-grade BlueStar and Sub-Zero appliances, custom KraftMaid cabinetry, and quartz countertops. The kitchen is open to the main living and dining area, creating a seamless flow for entertaining. The home also features 320 square feet of outdoor living space on wrap-around coastal porches with classic white picket fencing.

Is 8 S Watch Tower Lane in WaterSound Beach a good vacation rental investment?

Yes. WaterSound Beach is one of the most sought-after short-term rental communities on 30A, and properties in this community have historically generated strong vacation rental income. The home's four ensuite bedrooms, proximity to the beach boardwalk, and access

to WaterSound Beach Club amenities make it highly attractive to vacation rental guests. Some comparable WaterSound Beach properties have projected annual rental returns in excess of \$150,000-\$300,000 depending on usage and management.

What amenities are included in WaterSound Beach for residents of 8 S Watch Tower Lane? Residents of 8 S Watch Tower Lane enjoy full access to WaterSound Beach community amenities, which include:

Over one mile of private Gulf beachfront
Golf cart beach access via boardwalk
Multiple community pools
Puttering Park (18-hole putting course)
Fitness center
Bike and kayak rentals
Scenic walking trails, boardwalks, and pedestrian bridges
Deer Lake State Park access to the west
Camp Creek Lake for kayaking and paddleboarding to the east
The DuneSider Grill (seasonal poolside dining)
24-hour gated security

Optional membership to the WaterSound Beach Club adds access to a 7,000-square-foot resort-style pool, zero-entry children's pool, private beach club, full-service restaurant, Sunset Bar, and tennis courts.

What golf courses are near 8 S Watch Tower Lane in WaterSound Beach? Three championship golf courses are within minutes of 8 S Watch Tower Lane. Camp Creek Golf Course, designed by Tom Fazio, is regarded as one of the finest courses in Florida. Shark's Tooth Golf Club, designed by Greg Norman, offers a challenging links-style experience. Origins Golf Club at WaterSound Origins, designed by Davis Love III, provides a third world-class option. All three courses are

available to WaterSound Club members and are open to the public.

What is the HOA fee for WaterSound Beach at 8 S Watch Tower Lane?

The quarterly HOA assessment for 8 S Watch Tower Lane is \$1,795, totaling \$7,180 annually. This covers community maintenance, gated security, trails, boardwalks, and common area upkeep. A one-time new buyer fee also applies at closing. Annual property taxes were \$20,613 for the 2024 tax year.

What makes WaterSound Beach different from other 30A communities?

WaterSound Beach is widely considered one of the most private and exclusive communities on all of Scenic Highway 30A. Unlike many 30A neighborhoods where Highway 30A runs through the community, WaterSound Beach is fully gated and set apart from the road, creating a secluded, resort-like environment. The community was master-planned by the St. Joe Company on 256 acres of natural coastal dunes and encompasses four distinct landscape types: Gulf beachfront, the rare Camp Creek coastal dune lake, the Intracoastal Waterway, and protected woodlands. The architectural style -- influenced by Nantucket, Cape Cod, and Martha's Vineyard -- gives WaterSound Beach a timeless, storybook coastal aesthetic unlike anything else in Northwest Florida.

Built in 2005

Essential Information

MLS® #	986788
Sold Price	\$3,000,000
List Price	\$3,200,000
Bedrooms	4
Bathrooms	5.00

Full Baths	5
Square Footage	2,643
Acres	0.15
Year Built	2005
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	8 S Watch Tower Lane
Area	18 - 30A East
Subdivision	WATERSOUND BEACH
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Detached Carport, Golf Cart Garage, Guest, Other, Oversized, Carport, Covered

Interior

Interior Features	Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Outdoor Shower, Sprinkler System
Lot Description	Corner Lot, Covenants, Easements, Level, Restrictions, Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows, Plantation Shutters, Window Treatments

Roof	Composite Shngl, Shingle
Construction	Concrete, Wood Siding, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	327
Zoning	Resid Single Family

Listing Details

Listing Office	30A Coastal Life LLC
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