

\$5,200,000 - 85 N Watch Tower Lane, Watersound

MLS® #1009065

\$5,200,000

5 Bedroom, 6.00 Bathroom, 4,025 sqft

Detached Single Family

WATERSOUND BEACH, Watersound, FL

Experience unparalleled privacy and refined coastal living in this beautifully updated WaterSound Beach residence, offering a four-bedroom main home, a one-bedroom carriage house above a detached two-car garage, and a serene outdoor courtyard with a heated swimming pool. Perfectly positioned on a quiet cul-de-sac alongside a meandering creek, this home enjoys a rare sense of tranquility in the heart of the community. Thoughtfully enhanced with extensive recent upgrades, the interiors blend timeless design with elevated modern finishes. Light-filled living spaces welcome you with clean lines, custom draperies, and multiple sitting areas anchored by a gas fireplace.

The kitchen is both functional and striking, featuring quartz countertops, a dramatic counter-to-ceiling designer backsplash, and a full suite of Wolf and Sub-Zero appliances, now complemented by a new ice maker and thoughtfully curated designer hardware. A newly added custom built-in bar with backlit quartzite and under-counter lighting creates a sophisticated focal point for entertaining. Recent enhancements throughout the home include a new roof, new third-floor picture window, teak porch decking, designer lighting and wallpaper, updated plumbing fixtures, and custom California Closets--a highly sought-after upgrade that adds both luxury and functionality. Additional upgrades such as new built-in garage refrigeration, updated



fireplaces with modern controls, and curated furnishings--including RH outdoor pieces and designer dining elements--further elevate the home's turnkey appeal. The primary living area opens to a cozy screened porch leading to a private courtyard oasis, complete with a heated pool, outdoor kitchen and grill, fireplace, and TV--all overlooking the serene creek, framed by mature trees that create a lush and private backdrop.

Two luxurious primary suites--one on each level--offer exceptional comfort and privacy. The first-floor suite features soaring ceilings, a spacious walk-in closet, and direct access to the pool, while the second-floor suite includes a fireplace and a generous covered porch overlooking the creek. Both offer spa-like bathrooms with dual vanities, soaking tubs, and walk-in showers. Upstairs, a guest suite with a private balcony and ensuite bath complements the third-floor retreat, which includes four custom built-in bunks, a full bath, a secondary living area, wet bar, and gulf views--an ideal space for guests or extended family. The carriage house provides additional flexibility with its own living area, bedroom, full kitchen, office nook, and private bath--perfect for guests or rental income.

Located within the gated WaterSound Beach community, south of Scenic Highway 30A, residents enjoy a rare blend of seclusion and access to world-class amenities, including resort-style pools, a fitness center, green spaces, and private boardwalks leading to one of the most pristine stretches of coastline along 30A. Whether as a full-time residence or an investment property, this meticulously upgraded home offers a rare opportunity to own a truly exceptional piece of WaterSound Beach.

Built in 2008

Essential Information

MLS® #	1009065
Sold Price	\$5,200,000
List Price	\$5,250,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,025
Year Built	2008
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	85 N Watch Tower Lane
Area	18 - 30A East
Subdivision	WATERSOUND BEACH
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage Detached, Guest
# of Garages	2
View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Fireplace 2+, In-Law Floorplan, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Shelving, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Central, Gas - Natural

Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	3

Exterior

Exterior Features	Balcony, Outdoor Shower, Sprinkler System, Separate Living Area, Outdoor Kitchen
Lot Description	Covenants, Cul-De-Sac, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Composite Shngl
Construction	Shake Siding, Wood Siding
Foundation	Foundation On Piling

School Information

Elementary	Dune Lakes
Middle	Seaside
High	South Walton

Additional Information

Days on Website	61
Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty
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Listing information last updated on October 3rd, 2026 at 9:52am CDT