

\$2,150,867 - 86 W Pollard Cove Lot 40, Watersound

MLS® #977521

\$2,150,867

4 Bedroom, 5.00 Bathroom, 3,297 sqft

Detached Single Family on 0.17 Acres

WATERSOUND ORIGINS, Watersound, FL

Experience elevated coastal living in the Suffolk II by Romair Homes, a thoughtfully designed retreat located in the exclusive Powell Landing East neighborhood within the Watersound Origins community. Scheduled for completion in February 2026, this home blends timeless architecture with modern luxury, offering a lifestyle defined by comfort and elegance. Step outside to a backyard oasis featuring a cabana with fireplace and a private pool with integrated spa and sun deck - creating a resort-inspired setting ideal for relaxing evenings or weekend gatherings. The gourmet kitchen is a chef's dream, outfitted with stained white oak cabinetry, Silestone quartz countertops, champagne plumbing fixtures, and high-performance GE Monogram appliances. The open-concept living area showcases a dramatic 60" linear fireplace and 16' sliding glass doors that lead to a spacious covered porch - perfect for seamless indoor-outdoor entertaining. Rich engineered white oak flooring runs throughout the home along with elevated 12' ceilings throughout the first floor, while each spa-like bathroom features designer tilework and illuminated shower niches for added ambiance. Upstairs, an expanded bonus room provides ample space for a home theater, office, additional guest accommodations, or a combination! Each bedroom offers an ensuite bath and generous closet space, ensuring comfort and privacy for all. With an oversized 2-car side-load garage and carefully curated design



details throughout, this home is the perfect blend of luxury and functionality in one of the area's most desirable communities.

Experience refined coastal living in one of Watersound Origins' most sought-after neighborhoods nestled alongside Lake Powell. The Watersound Origins community offers an unparalleled lifestyle in South Walton exceptional amenities, notoriously friendly and welcoming atmosphere, zero short-term rentals, and close proximity to all that 30A and Inlet Beach has to offer. Enjoy the zero-entry pool, playground, sports courts, and fitness center at the Village Commons, play a round of golf or foot golf at the Origins Golf Course, or take a walk along the many miles of walking and biking trails that wind all throughout the neighborhood! The new Watersound Town Center located at the entrance to the community offers several fantastic dining options (casual and formal), medical services, Starbucks, Publix, a Pavilion that hosts events year round, and more!

Built in 2026

Essential Information

MLS® #	977521
Sold Price	\$2,150,867
List Price	\$2,055,500
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,297
Acres	0.17
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage

Status	Sold
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Community Information

Address	86 W Pollard Cove Lot 40
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

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

Interior

Interior Features	Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Shelving, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Exterior Features	Private Yard, Hot Tub, Pool - Gunite Concrtr, Sprinkler System
Roof	Shingle
Construction	Roof Pitched, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
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Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	472
Zoning	Resid Single Family
HOA Fees	585
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Watersound Real Estate
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Listing information last updated on September 13th, 2026 at 6:52am CDT