

\$964,900 - 1094 Suwannee Drive Lot 49, Watersound

MLS® #1011312

\$964,900

4 Bedroom, 4.00 Bathroom, 2,200 sqft

Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

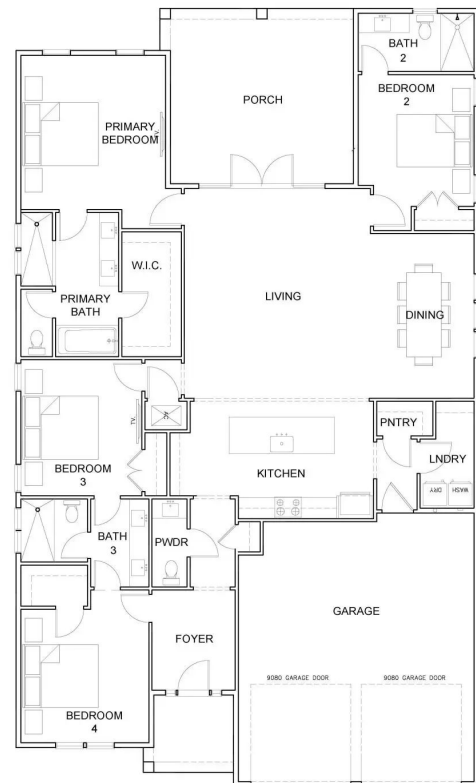
*Pricing reflects a builder discount of over \$40,000.

Set on a 170-foot-deep wooded homesite in Arborview Park, this single-level Brigitte plan offers 2,200 square feet with four bedrooms, three-and-a-half baths and a two-car garage. The generous homesite depth and natural wooded backdrop provide an appealing setting for the home, while the thoughtfully designed one-story floor plan offers comfortable separation between the primary suite and secondary bedrooms.

From the foyer, the home opens into a spacious kitchen, dining and living area designed for easy everyday living and entertaining. The kitchen features quartz countertops, soft-close cabinetry, under-cabinet lighting, additional cabinetry along the back of the island with an extended countertop, and a stainless appliance package highlighted by a 36-inch dual-fuel gas range, vented hood and microwave drawer.

The primary suite is privately positioned at the rear of the home and includes a walk-in closet and well-appointed bath. Three additional bedrooms provide flexibility for family, guests or a home office. Upgraded melamine-wrapped wood shelving enhances storage in the pantry and closets, while the laundry room includes upper cabinetry above the washer and dryer along with lower

LOT 3 - BRIGETTE 4BR
ARBORVIEW PARK



cabinetry and countertop space.

Outdoor living extends to the screened rear porch overlooking the wooded backdrop, complemented by rear property fencing and a gas grill stub. Interior finishes include 10-foot ceilings, 8-foot solid-core doors, crown molding in the main living areas, luxury vinyl plank flooring, quartz countertops throughout, tiled showers and porcelain tile flooring.

Arborview Park is a recently released neighborhood located west of the established Watersound Origins community, offering convenient access to Origins Golf Course, Village Commons, fitness and sports courts, and an extensive network of walking and biking trails.

Estimated completion is: TBD

Built in 2026

Essential Information

MLS® #	1011312
Price	\$964,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,200
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	1094 Suwannee Drive Lot 49
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS



City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Paid, Underground
Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Shelving, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Sprinkler System
Lot Description	Interior Lot, Wooded
Roof	Shingle
Construction	Roof Pitched, Brick, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Watersound Real Estate
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