

\$1,071,650 - 1109 Suwannee Drive Lot 6, Watersound

MLS® #1012374

\$1,071,650

4 Bedroom, 4.00 Bathroom, 2,805 sqft

Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

Pricing includes over \$65k of builder incentives

This 2,805-square-foot Macy is positioned on an 130' deep homesite with a water view and offers four bedrooms, three-and-a-half baths, a study/gym, upstairs sitting room and three-car garage. The two-story layout places the main living areas and one guest bedroom on the first floor, with the primary suite and two additional bedrooms upstairs. Estimated completion: Dec 2026.

The foyer opens into the front portion of the home, with a separate study or gym and Bedroom 4 nearby. Moving toward the rear, the floor plan opens into the living, dining and kitchen areas, all oriented toward the water view. The living room connects directly to the large screened porch through sliding glass doors, creating an easy transition to the backyard. A white painted wood fence along the sides transitions to wire fencing across the rear to preserve the view, and plumbing, gas and electrical are already in place for a future pool.

The kitchen features a white oak island, upgraded Calacatta Premata quartz countertops, under-cabinet lighting and a herringbone tile backsplash extending to the 10-foot ceiling. The stainless appliance package includes a 36-inch dual-fuel range with vent hood, refrigerator, dishwasher and



microwave drawer in the island. A walk-in pantry provides additional storage with an upgraded melamine-wrapped wood shelving system.

Just off the kitchen, the laundry and mudroom include upper and lower cabinetry with countertop space, along with built-in lockers/cubbies. Engineered wood flooring in Sea Harbor runs throughout the home, replacing the standard LVP, and closets throughout feature upgraded melamine-wrapped wood shelving.

Upstairs, the primary suite is separated from Bedrooms 2 and 3 by a central sitting room. The primary bath features Seaside limestone flooring and shower walls, a separate tub and walk-in shower with Calacatta Gold marble hex flooring, dual vanities and a private water closet. The adjoining walk-in closet provides generous storage with the upgraded shelving system. Bedrooms 2 and 3 are located on the opposite side of the second floor, each with its own walk-in closet, with Bath 2 positioned between the two rooms.

Additional details include 10-foot ceilings on the first floor and 9-foot ceilings upstairs, 8-foot solid-core interior doors, crown molding in the main living areas, upgraded plumbing fixtures, brick detailing at the front and rear porches, tankless gas water heater, gas grill stub, Hardiplank siding, irrigation and landscaping.

Watersound Origins® residents enjoy access to the Origins Golf Course , Village Commons with resort-style pool, fitness center and sports courts, as well as miles of community trails and convenient connectivity throughout the community.

Pricing subject to change as the home progresses and selections are added or

removed.

Built in 2026

Essential Information

MLS® #	1012374
Price	\$1,071,650
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,805
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	1109 Suwannee Drive Lot 6
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, Oversized
# of Garages	2
View	Pond
Water View	Pond

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Shelving, Washer/Dryer Hookup, Woodwork Painted
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Appliances	Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Private Yard, Sprinkler System
Lot Description	Interior Lot
Roof	Shake
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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