

\$1,895,900 - 119 Hutton Cove Lot 72, Watersound

MLS® #1011305

\$1,895,900

5 Bedroom, 5.00 Bathroom, 3,405 sqft

Detached Single Family

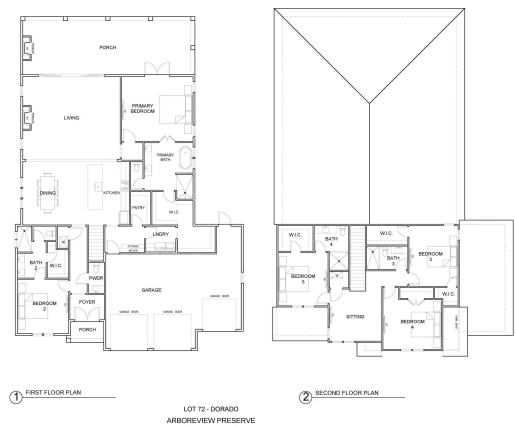
WATERSOUND ORIGINS, Watersound, FL

Price reflects a builder discount of over \$200k!

With more than 3,400 square feet, a deep wooded homesite and an expanded outdoor living area centered around a heated saltwater pool and spa, this five-bedroom Dorado is designed with gathering spaces both inside and out. Set on a 65-foot-wide Preserve Collection homesite extending approximately 154 to 160 feet deep, the two-story residence offers five bedrooms, four-and-a-half baths and a three-car garage. Estimated completion: mid-Nov '25.

The main level unfolds from the foyer into an open kitchen and dining area before transitioning to a spacious living room overlooking the rear of the property. Upgraded to 11-foot ceilings with 6-foot windows and 8-foot doors, the first floor gains additional volume and natural light. A 16-foot bronze slider opens the living room to the expanded 14' x 42' screened porch, creating a broad connection to the pool, spa and wooded backdrop.

The kitchen is anchored by a white oak island with mitered-edge quartz and features inset cabinetry, stacked upper cabinets extending to the 11-foot ceiling, a custom white oak vent hood and upgraded appliance package with a 36-inch Wolf gas cooktop, Sub-Zero refrigerator with white oak panels,



oven/microwave combination and Cove dishwasher. A separate butler's pantry adds glass-front cabinetry and upgraded quartz, while a dry bar with stacked cabinetry, Sub-Zero beverage center and Scotsman nugget ice maker expands the home's entertaining space. A gas fireplace with Dekton surround anchors the living room, while the expanded screened porch adds another fireplace finished in brick with a weathered barnwood mantel. The outdoor kitchen includes an Alfresco grill, vent hood, granite countertops and exterior-grade cabinetry. Beyond the porch, the heated saltwater pool and 6' x 6' spa feature upgraded Wet Edge plaster and tile, surrounded by an expansive pool deck and fenced backyard.

The first-floor primary suite enjoys direct outdoor access through double doors and includes a generous walk-in closet. Its bath features a freestanding tub with floor-mounted hand shower, separate shower with an additional handheld fixture, upgraded quartz and elevated stone and marble finishes. A second ensuite bedroom is also located on the main level.

Upstairs, three additional bedrooms are joined by a central sitting area, creating a separate gathering space away from the main living areas. Ten-foot ceilings and crown molding continue the elevated finish upstairs, along with finished attic/storage space for added functionality.

Additional upgrades include engineered wood flooring, upgraded interior doors and hardware, lap-and-gap detailing, a laundry room with sink and cabinetry, outdoor shower, dehumidifier, generator prewire, water filtration/softener pre-plumbing and a three-car garage with epoxy flooring, utility sink, rear access door and wiring for a future EV

charger.

Located in Arborview Park's Preserve Collection at Watersound Origins®, the three-car Dorado plan on home site 72, combines the privacy of a deep wooded homesite with substantial indoor and outdoor living space, along with access to Origins Golf Course , Village Commons, community amenities and miles of walking and biking trails.

Built in 2026

Essential Information

MLS® #	1011305
Price	\$1,895,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,405
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	119 Hutton Cove Lot 72
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
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Parking	Garage Door Opener, Oversized
# of Garages	3
Has Pool	Yes
Pool	Heated, In Ground

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)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Exterior Features	Private Yard, Hot Tub, Sprinkler System
Lot Description	Interior Lot, Wooded
Roof	Shake
Construction	Roof Pitched, Brick, Siding CmntFbrHrdBrd

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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