

\$1,649,900 - 143 Hutton Cove Lot 70, Watersound

MLS® #1010035

\$1,649,900

4 Bedroom, 5.00 Bathroom, 2,685 sqft

Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

*Price reflects a builder discount of over \$100,000.

The expanded Ficus plan in the Preserve Collection at Arborview Park offers 2,685 square feet with 4 bedrooms, 4.5 bathrooms, 11-foot ceilings throughout, and an expanded rear-load 2.5-car garage connected to the home by a covered walkway. Set on a deep 160-foot homesite with a private wooded view, the home pairs an open, single-level layout with an extensive outdoor living area featuring a saltwater pool and spa. Estimated completion is 11/1/2026.

The foyer opens to the main living space, where the kitchen, dining, and living areas flow together with clear sightlines toward the wooded backdrop. A 12-foot bronze sliding glass door opens to the screened rear porch and extends the living space outdoors to the saltwater pool and spa, expanded paver deck, and fenced backyard. The depth of the homesite provides additional separation from the rear property line while preserving the wooded setting beyond.

At the center of the home, the kitchen features a white oak island, quartz countertops, stacked glass cabinetry, a custom wood vent hood, under-cabinet lighting, and a walk-in pantry. The upgraded appliance package includes a Wolf dual-fuel range and microwave drawer, Sub-Zero refrigerator, and Cove dishwasher. Wide-plank Medallion wood



flooring extends throughout the home, complemented by crown molding, lap-and-gap wall detailing in the living room and entry hall, bronze windows, and upgraded shaker-style interior doors.

The primary suite is positioned separately from the secondary bedrooms and features a spacious bath with a freestanding tub, walk-in shower with handheld fixture, framed full-size mirror, and walk-in closet with custom built-ins. Three additional bedrooms provide direct bath access, creating comfortable accommodations for family and guests.

Additional features include painted wood shelving in closets and pantry spaces, laundry cabinetry with sink and countertop, generator prewire and gas line, pre-plumbing for a water filtration system, framed TV boxes, Decora switches, impact-rated windows and doors, a tankless water heater, CAT6 wiring, irrigation, and a complete landscaping package.

Located within the Preserve Collection at Arborview Park in Watersound Origins, this home combines a deep homesite and wooded view with upgraded interiors, extensive outdoor living, and convenient access to the Origins Golf Course, Village Commons amenities, and miles of walking and biking trails.

Built in 2026

Essential Information

MLS® #	1010035
Price	\$1,649,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	2,685
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	143 Hutton Cove Lot 70
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	3
Has Pool	Yes
Pool	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, Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Private Yard, Hot Tub, Outdoor Shower, 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

Listing Details

Listing Office Watersound Real Estate

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