

\$1,125,000 - 145 Catface Drive, Inlet Beach

MLS® #1009904

\$1,125,000

3 Bedroom, 3.00 Bathroom, 2,014 sqft

Detached Single Family on 0.15 Acres

WATERSOUND ORIGINS, Inlet Beach, FL

Coastal luxury meets effortless living in this exceptional home built by Romair Homes, one of the area's premier luxury builders. Located in the highly sought-after community of Watersound Origins, this beautifully appointed residence offers the lifestyle buyers dream about when they imagine owning a home along Florida's Emerald Coast--beautiful beaches, resort-style amenities, outdoor living, exceptional dining, and the freedom to truly enjoy every day. Imagine beginning your morning with coffee by your private pool, spending the afternoon at the beach with your toes in the sugar-white sand and emerald-green Gulf waters, then hopping on your bike or golf cart for dinner, live music, shopping, or an evening out along 30A. Here, that lifestyle isn't reserved for vacation--it can be your everyday reality. Watersound Origins offers an enviable collection of amenities designed around an active, social, and relaxed coastal lifestyle, including pools, golf, tennis, pickleball, walking and biking trails, fitness facilities, and inviting community spaces. 30Avenue is just around the corner, providing an impressive mix of restaurants, shopping, entertainment, community events, live music, and nightlife. Publix is approximately five minutes away for everyday convenience, while the iconic beach communities of Alys Beach and Rosemary Beach are only about 10 minutes south, putting some of 30A's most celebrated restaurants, boutiques, and coastal experiences within easy reach. And then



there is the beach--one of the greatest treasures of living along the Emerald Coast. Spend your days enjoying the breathtaking Gulf, boating, paddleboarding, fishing, or simply relaxing on the soft, white sand before returning home to your own private oasis.

Beautifully designed and thoughtfully upgraded, this one-story, 3-bedroom, 3-bathroom Eastport plan combines sophisticated finishes with a comfortable, highly functional layout. The open-concept design creates an effortless flow between the gourmet kitchen, dining area, and great room, making the home equally well suited for quiet evenings or entertaining family and friends.

From the moment you arrive, refined details set the tone. A charming gas lantern welcomes you home, while shiplap accents add a touch of coastal character to the entry. Inside, 10-foot ceilings and engineered wire-brushed hardwood floors throughout create a warm, timeless sense of luxury.

The gourmet kitchen is the heart of the home, featuring quartz countertops, custom full-overlay cabinetry, a farmhouse sink, and premium stainless-steel appliances. Designed with both beauty and functionality in mind, it opens seamlessly to the spacious living and dining areas.

French doors extend the living space outdoors, leading to a covered porch and a private backyard retreat. The heated pool invites year-round enjoyment and creates the perfect setting for relaxing, entertaining, or soaking up the Florida sunshine.

The elegant primary suite is a peaceful retreat overlooking the pool and features two large walk-in closets and a luxurious en-suite bath with a garden soaking tub, dual marble

vanities, and a separate shower. Each additional bedroom offers its own en-suite bathroom with marble countertops and upgraded tile flooring, providing exceptional comfort and privacy for guests.

Adding even more versatility, one side of the split two-car garage is heated and cooled, offering valuable flex space that can be used as a home office, gym, playroom, studio, or hobby room.

With premium finishes that include features often considered upgrades--including quartz countertops, custom cabinetry, Bosch appliances, and beautiful hardwood flooring--this home delivers an elevated level of quality and attention to detail.

This is more than a beautiful home. It is an invitation to live the 30A lifestyle you've been dreaming about. Enjoy the privacy of your own pool, the amenities of Watersound Origins, and the incredible convenience of being minutes from the beaches, dining, shopping, and vibrant coastal communities that make this area so special.

Come experience the beauty, comfort, and effortless luxurious life in Watersound Origins!

All information including dimensions is to be verified by the buyer.

Built in 2022

Essential Information

MLS® #	1009904
Price	\$1,125,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	2,014
Acres	0.15
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	145 Catface Drive
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Pool - Gunite Concrtr, Outdoor Shower
Lot Description	Covenants, Restrictions
Windows	Plantation Shutters, Window Treatments
Roof	Shingle
Construction	Frame, 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	Keller Williams Realty SRB
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