

\$4,499,000 - 17 Compass Point Way, Watersound

MLS® #998095

\$4,499,000

5 Bedroom, 6.00 Bathroom, 4,230 sqft

Detached Single Family on 0.12 Acres

WATERSOUND BEACH, Watersound, FL

Steps from the sugar-white sands of the Gulf, this exceptional Watersound Beach residence commands attention across four thoughtfully designed floors. Built in 2017 and encompassing 4,230 square feet, this five-bedroom, five-and-a-half-bath home is a masterclass in refined coastal living, with all three HVAC systems replaced in 2026 for effortless, worry-free ownership. Soaring ceilings, crisp white interiors, and a white brick fireplace set the tone, while the chef's kitchen boasts marble countertops and a full suite of Thermador appliances, including a six-burner gas range. Two primary suites, including a first-floor retreat, offer rare privacy. A dedicated bunk room and third-floor game room with oversized screen make the home ideal for gathering and entertaining.

Outside, a private pool and landscaped yard provide a serene escape, while the fourth-floor west-facing lookout tower reveals sweeping views of the Emerald Coast. Dual full-width covered porches invite unhurried mornings and golden-hour evenings. A detached garage and paved driveway complete the offering.

Within the gated Watersound Beach community, residents enjoy multiple pools, a private fitness center, miles of scenic boardwalks, a dog park, and one mile of deeded Gulf beach access. Short-term rentals are permitted, presenting a rare opportunity to own a premier primary residence, second



home, or income-producing asset along one of Florida's most sought-after coastlines.

Built in 2017

Essential Information

MLS® #	998095
Price	\$4,499,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,230
Acres	0.12
Year Built	2017
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	17 Compass Point Way
Area	18 - 30A East
Subdivision	WATERSOUND BEACH
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Water, TV Cable
Parking	Garage Door Opener, Garage Detached
# of Garages	1
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Kitchen Island, Owner's Closet, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Outdoor Shower
Windows	Window Treatments
Roof	Shake
Construction	Shake Siding

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	Christies International Real Estate Emerald Coast
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