

\$3,650,000 - 22 Bahia Court, Inlet Beach

MLS® #1013353

\$3,650,000

7 Bedroom, 7.00 Bathroom, 4,820 sqft

Detached Single Family on 0.34 Acres

NatureWalk at Watersound Origins, Inlet Beach, FL

Welcome to 22 Bahia Court, an exceptional multi-generational custom compound located within the gated NatureWalk section of Watersound Origins. Thoughtfully designed for elevated full-time living and effortless entertaining, this one-of-a-kind property pairs a 4,020-square-foot main residence with an additional 800-square-foot carriage suite, all situated on an expansive .34-acre corner homesite with a fenced and gated yard. The outdoor living spaces are a true extension of the home. A heated and chilled saltwater pool with water features anchors the private courtyard, complemented by a StruXure cabana with motorized louvered roof and LED lighting, oversized natural gas fire pit, outdoor shower, motorized privacy screens and beautiful Hartstone artisan pavers. Professionally designed landscaping and added palms create a private resort-like setting, while the open outlook beyond the rear fence gives the property an uncommon sense of space.

Inside, no detail was overlooked. Herringbone French oak flooring, Venetian plaster accents, custom recessed lighting and distinctive tabby seashell wall finishes create a sophisticated yet comfortable coastal interior. The living room features a natural gas fireplace with a custom Silestone surround, while the chef's kitchen is equipped with a 36-inch Monogram professional gas range, Café© appliances including a 48-inch built-in refrigerator,



Silestone waterfall countertops, custom wood range hood, pot filler, beverage refrigerator, under-counter ice maker and dedicated coffee bar.

The primary suite continues the home's spa-like feel with a striking wet room featuring a Kohler Stillness Japanese soaking tub and Moen U smart spa shower. Even the laundry space was thoughtfully designed with a dedicated pet and beach wash station.

One of the home's most memorable spaces is the purpose-built theatre room featuring 9.2.4 Dolby Atmos sound, a 100-inch-plus screen, raised platform with custom recliner seating, walnut wall panels, ultra-plush carpeting, additional sound insulation and a dedicated AV closet. Integrated speakers extend throughout the main level and outdoor living areas for seamless entertaining.

The separate heated carriage suite provides incredible flexibility for guests, extended family, an office or private quarters. Designed as true living space rather than an afterthought, it includes a bedroom suite, kitchenette, balcony and folding doors opening toward the pool. An additional entertainment kitchen with ice maker, golf cart charging and EV charging further enhance the property's functionality.

Behind the beautiful finishes is an equally impressive collection of systems including high-efficiency Carrier HVAC with HEPA filtration and fresh-air intake, spray-foam attic insulation, Navien natural gas tankless water heating, whole-house water filtration, Moen Flo smart shutoff, Generac whole-home generator, UniFi networking, fiber connectivity, Cat6 wiring, smart lighting, MyQ garage technology and Ring security.

Located within gated NatureWalk at Watersound Origins, residents enjoy access to community amenities, golf, trails and the greater Watersound lifestyle, with Lake Powell, shopping, dining, healthcare, premium Walton

County education, Camp Creek and the Gulf all just minutes away. 22 Bahia Court is a rare opportunity to own a meticulously customized home offering the space, privacy and amenities of a private resort in one of 30A's most desirable communities.

Built in 2024

Essential Information

MLS® #	1013353
Price	\$3,650,000
Bedrooms	7
Bathrooms	7.00
Full Baths	7
Square Footage	4,820
Acres	0.34
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	22 Bahia Court
Area	18 - 30A East
Subdivision	NatureWalk at Watersound Origins
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener, Detached, Garage Detached, Garage
# of Garages	3
View	Pond
Water View	Pond
Has Pool	Yes

Pool	Heated, In Ground
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Interior

Interior Features	Beamed Ceilings, Crown Molding, Kitchen Island, Recessed Lighting, Wallpaper, Wet Bar, Woodwork Painted, Natural Woodwork
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Double Oven, Range Hood, Refrigerator, Washer, Gas Water Heater
Heating	Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Private Yard, Pool - Fiberglass, Pool - House, Outdoor Shower, Sprinkler System, Separate Living Area, Outdoor Kitchen
Lot Description	Corner Lot, Covenants, Cul-De-Sac, Irregular Lot, Restrictions, Survey Available
Windows	Double Pane Windows, Storm Window(s), Plantation Shutters, Window Treatments
Roof	Metal
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	Compass
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