

\$1,150,000 - 246 Trailhead Drive, Watersound

MLS® #1008420

\$1,150,000

4 Bedroom, 3.00 Bathroom, 2,335 sqft

Detached Single Family on 0.18 Acres

WATERSOUND ORIGINS, Watersound, FL

Offering the appeal of like-new construction without the inconvenience of nearby building activity, this lovely, light-filled and meticulously maintained residence is located within the charming and conveniently located Pathways neighborhood of Watersound Origins. Perfectly positioned on a quiet, non-through street, the home backs to a well-maintained common area with mature trees and landscaping, creating a private and peaceful setting. This comprehensive floor plan features ten-foot ceilings, solid-core interior doors, wood floors throughout, four bedrooms with generous closets, and three full baths. The enchanting, private and fully fenced backyard with expanded paver patio, grilling area and beautiful mature landscaping creates an exceptional outdoor entertaining retreat with ample space for a future cocktail pool. The open floor plan showcases the dining room, a large chef's kitchen complete with quartz counters, custom cabinetry with additional drawer space, capacious pantry and a bar area. The adjoining spacious living room is enhanced with a striking gas fireplace featuring remote-control operation. The generous, light-filled primary bedroom offers a lovely spa-like bath and large closet with custom built-ins, sure to impress. The oversized garage has been improved with epoxy floors, extensive built-in cabinetry, a dedicated workspace and utility sink, offering both exceptional functionality and storage. The home is wired for a two-zone whole-home



sound system, including the rear porch. The Watersound Origins community offers a blend of modern convenience and outdoor recreation. Residents have access to a plethora of amenities including the Village Commons featuring a resort-style swimming pool, an events lawn, a fitness center, and sports courts. The community boasts parks, miles of scenic walking and biking trails, and Lake Powell access for residents' enjoyment. 246 Trailhead's desirable location places two neighborhood parks nearby, offers a short stroll along the community path to Village Commons, and is just 1.2 miles from Publix and the growing Watersound Town Center. Adding to its appeal, the Watersound Origins enclave hosts the esteemed Origins Golf Club, with a 10-hole, par-3 Davis Love designed course. Additionally, the burgeoning town center at the neighborhood's entrance features a Publix grocery store, multiple dining options, retail stores, and various essential services. This coveted neighborhood does not allow short-term rentals, further enhancing its peaceful residential character.

Built in 2019

Essential Information

MLS® #	1008420
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,335
Acres	0.18
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	246 Trailhead Drive
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
# of Garages	2

Interior

Interior Features	Crown Molding, Fireplace, Kitchen Island, Recessed Lighting, Pantry
Appliances	Cooktop, Dishwasher, Disposal, Range Hood, Refrigerator, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Private Yard
Windows	Storm Window(s), Window Treatments
Construction	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	Scenic Sotheby's International Realty
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