

\$1,650,000 - 256 Medley Street Lot 96, Inlet Beach

MLS® #1009857

\$1,650,000

5 Bedroom, 4.00 Bathroom, 2,568 sqft

Detached Single Family on 0.27 Acres

WATERSOUND ORIGINS, Inlet Beach, FL

Some homes in Watersound Origins simply have a setting that can't be recreated. Located in sought-after Phase 1, where mature trees, established landscaping and quieter streets offer a distinctly different feel, this beautifully updated single-story home sits on an oversized corner lot overlooking one of the neighborhood's peaceful ponds. With a neighboring home on only one side and an unobstructed pond and green space view across the street, the setting offers an unusual combination of privacy, natural light and open space.

Built in 2016 and meticulously maintained by its original owners, the 2,568-square-foot home offers five bedrooms, 3.5 baths and a two-car garage with attic storage. Inside, 10-foot ceilings, crown molding, wide-plank white oak flooring and soft alabaster walls create a bright, airy interior with a relaxed coastal feel. The corner location allows natural light to fill the home throughout the day, while the generous homesite and adjacent right-of-way create an even greater sense of space.

The open living area is centered around a custom wood-plank fireplace wall with a 60-inch electric fireplace. In the kitchen, white quartz countertops pair beautifully with sea-glass subway tile extending to the ceiling, along with a gas range, walk-in pantry and large island with seating for four. Upgraded



lighting and ceiling fans add thoughtful finishing touches throughout.

The single-level floor plan provides separation and privacy between bedrooms. The primary suite is tucked at the rear of the home overlooking the pool and patio and includes a spacious walk-in closet with wood shelving, soaking tub and oversized shower. An additional guest suite with private bath sits down its own hallway, while two additional bedrooms and a separate study provide plenty of flexibility for family, guests and working from home.

Outdoor living is where this home truly stands apart. The private backyard retreat centers around a large 15' x 30' saltwater pool and hot tub surrounded by an expansive patio, mature landscaping and privacy fencing. Fully smart-enabled, the pool and spa can be controlled from your phone, including temperature, chemical treatment and multicolor lighting. A bubbler and three deck jets complete the resort-like setting.

A spacious screened porch overlooking the pool offers room for both dining and lounging, with two ceiling fans, a chandelier and TV hookups. It's an inviting extension of the home--perfect for long afternoons by the pool, a soak in the hot tub at the end of the day, or evenings gathered around the firepit beneath the mature trees.

Custom Bahama shutters add elevated coastal character to the exterior, while the front porch enjoys peaceful views across the pond and green space.

Watersound Origins residents enjoy access to the community fitness center, resort-style pool and nine-hole golf course, with Watersound Town Center, Highway 98 and the beaches of the Emerald Coast just minutes away.

Beautiful homes can be built again. This combination of an oversized corner lot, permanent pond view, mature trees, privacy

and an established Phase 1 setting cannot. It's a home designed for the way life here is meant to be lived--bright and beautiful inside, relaxed and private outside, and close to everything that makes the 30A lifestyle so special.

Built in 2016

Essential Information

MLS® #	1009857
Price	\$1,650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,568
Acres	0.27
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

Community Information

Address	256 Medley Street Lot 96
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Garage
# of Garages	2
View	Pond
Water View	Pond

Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Crown Molding, Fireplace, Kitchen Island, Recessed Lighting, Pantry, Pull Down Stairs, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Gas Water Heater, Tankless Water Heater
Heating	Heat High Efficiency, Gas - Natural
Cooling	Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Hot Tub, Sprinkler System
Lot Description	Corner Lot, Covenants, Curb & Gutter, Level, Restrictions, Sidewalk, Survey Available
Windows	Double Pane Windows, Plantation Shutters
Roof	Composite Shngl
Construction	Block, Frame, Trim Wood, 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	Christies International Real Estate Emerald Coast
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