

\$3,541,650 - 278 Pollard Cove East Lot 122, Watersound

MLS® #1008981

\$3,541,650

5 Bedroom, 7.00 Bathroom, 4,775 sqft

Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

Positioned on a premium homesite in Powell Landing East at Watersound Origins, this thoughtfully designed Darien III offers 4,775 square feet of refined living space with five bedrooms, five full bathrooms, two half baths, an attached two-car garage, and nearly 1,500 square feet of covered porches and outdoor living. Backing to open green space with partial views of Lake Powell, the homesite captures peaceful vistas from both the expansive rear porch and the second-story balcony spanning the width of the home. Inspired by Coastal Cottage architecture with modern coastal influences, the exterior showcases Nichiha fiber cement shake siding, a Galvalume standing-seam metal roof, and abundant transom windows that fill the home with natural light. Double French entry doors create a welcoming arrival, opening to soaring 12-foot ceilings and a dramatic Great Room accented by exposed cypress beams and a 42-inch gas fireplace. Oversized 16-foot sliding glass doors extend the living space outdoors, creating a seamless connection to the covered porch, saltwater pool, spa, and cabana. Designed for effortless entertaining, the kitchen features an impressive 12-foot island with additional storage beneath the seating area. Premium Wolf and Sub-Zero appliances pair with custom white oak cabinetry featuring stained overlays and upgraded quartz surfaces. A walk-in pantry with built-in shelving connects directly to the formal dining room, where a wet bar with an under counter



beverage beverage refrigerator enhances entertaining.

Privately located on the first floor, the primary suite opens directly to the covered porch through French doors and features a spacious walk-in closet centered around a nine-foot island. The bath includes dual vanities, a freestanding soaking tub, an oversized walk-in shower with an expanded illuminated niche, upgraded stone surfaces, and a separate water closet.

Three spacious upstairs guest suites each include private ensuite baths and French doors opening onto the expansive rear balcony overlooking the common area and partial Lake Powell views. A vaulted family room with its own powder bath creates an inviting gathering space, while the private carriage house above the garage provides exceptional flexibility with a separate living area, kitchenette, full bath, and private access. Everyday functionality is equally well considered. A generously sized laundry room offers upper and lower cabinetry, upgraded quartz countertops, a built-in sink, bench seating with cubbies, and a dedicated broom closet, while additional storage beneath the staircase is conveniently accessed from the garage. Engineered hardwood flooring, detailed interior trim, upgraded Delta plumbing fixtures, a tankless water heater, and a comprehensive Water and Air Wellness Package featuring whole-house water softening, reverse osmosis filtration, REME Halo air purification, and integrated leak detection further enhance the home's thoughtful design.

Outdoor living rivals the interior with a covered porch equipped outdoor kitchen featuring a built-in grill, sink, and under-counter refrigerator leading to the saltwater pool and spa, an outdoor shower, and a separate cabana complete with a gas fireplace, ceiling

fan, and fully. Mature landscaping and rear wire fencing preserve the open views while maintaining a sense of privacy. Located in Powell Landing East at Watersound Origins, this exceptional residence enjoys convenient access to the Origins Golf Course, Village Commons, Watersound Town Center, miles of walking and biking trails, and pedestrian trail access to Lake Powell. Estimated completion is February 2027.

Built in 2027

Essential Information

MLS® #	1008981
Price	\$3,541,650
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,775
Year Built	2027
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	278 Pollard Cove East Lot 122
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Tap Fee Paid
Parking	Garage Door Opener, Oversized

# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Shelving, Washer/Dryer Hookup, Wet Bar, Woodwork Painted
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Hot Tub, Outdoor Shower, Sprinkler System, Separate Living Area, Outdoor Kitchen
Lot Description	Interior Lot
Roof	Metal
Construction	Frame, Roof Pitched, Shake Siding
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
--------	---------------------

Listing Details

Listing Office	Watersound Real Estate
----------------	------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved. Vendors Member Number : 28325
Listing information last updated on September 1st, 2026 at 11:53am CDT