

\$1,595,000 - 31 Pollard Cove West Lot 49, Watersound

MLS® #1011601

\$1,595,000

4 Bedroom, 4.00 Bathroom, 2,551 sqft

Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

Completed in 2024 and currently serving as the furnished model home in Powell Landing East, the Rosecliffe offers 2,551 square feet with four bedrooms, three-and-a-half baths and a two-car garage. Professionally designed interiors, custom finishes and a fully developed outdoor living area set this home apart, with furnishings and drapery also available--ask about pricing for the complete furniture package.

From the entry hall, the view carries through the main living area to the heated saltwater pool, spa and outdoor cabana beyond. Twelve-foot ceilings and abundant windows bring natural light throughout the single-level floor plan, while 6-inch plank engineered white oak flooring, 7-inch cove crown molding, 8-inch baseboards and 8-foot solid-core Shaker doors continue throughout the home. Designer-selected wallpaper and lighting add another layer of detail from its time as the model home.

The kitchen, dining and living areas share the center of the home, with a 12-foot island providing generous seating and workspace. Custom-designed stained white oak cabinetry with soft-close doors and drawers extends across the kitchen, paired with Silestone quartz countertops and a matching quartz backsplash. The GE Monogram appliance package includes a cabinet-paneled 36-inch French-door refrigerator with bottom freezer,



cabinet-paneled dishwasher and 36-inch dual-fuel range. The adjoining dining area includes built-in bench seating, adding both character and function without interrupting the open layout. The living room is finished with a gas fireplace and aged wood mantle, while large slider doors open directly to the rear porch and pool. French doors from the kitchen provide a second connection to the outdoor living area.

The primary suite occupies the rear of the home with views of the pool and cabana and direct access to the pool deck. An arched opening introduces the primary bath, which includes a freestanding tub, separate walk-in shower with floor-to-ceiling designer tile and an illuminated shower niche, private water closet and a spacious walk-in closet with built-in wood shelving.

Three additional bedrooms are arranged away from the primary suite. Bedrooms two and three are located toward the front of the home and share a full bath, with Bedroom 2 also offering flexibility as an office. Bedroom 4 is positioned on the opposite side of the home with its own ensuite bath and walk-in closet. All closets include built-in shelving, and the bathrooms feature custom contemporary cabinetry with soft-close doors and drawers, quartz countertops, decorative lighting and showers finished with floor-to-ceiling designer tile and elongated illuminated niches.

The laundry/mudroom is particularly well equipped for everyday use, with extensive built-in cabinetry, countertop space, sink, hanging areas and included front-load washer and dryer. Located directly off the garage, it also has exterior access near the pool equipment and outdoor shower.

Outdoor living is a major part of this home. The

heated saltwater pool and spa are surrounded by mature landscaping and a 6-foot privacy fence, while the covered cabana provides a separate gathering area with a gas fireplace and aged wood mantel. The rear porch, outdoor shower and multiple access points from inside make the entire backyard feel connected to the home rather than separate from it. Prewired ceiling speakers are located in the great room, primary suite, rear porch and cabana.

Additional features include champagne-finish plumbing fixtures, impact-resistant PGT vinyl windows, multi-point locking exterior doors, Hardie siding, a designer gas lantern at the entry, tankless water heater with recirculating pump and a custom steel garage door with wood trim.

Powell Landing East is located within Watersound Origins, with access to the Origins Golf Course, Village Commons pool, fitness center and sports courts, community trails and nearby Watersound Town Center. A pedestrian trail at the end of the Powell Landing East cul-de-sac provides access to Lake Powell for kayaking and paddleboarding.

Built in 2024

Essential Information

MLS® #	1011601
Price	\$1,595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,551
Year Built	2024
Type	Detached Single Family

Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	31 Pollard Cove West Lot 49
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
Parking	Garage Door Opener
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Shelving, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Private Yard, Hot Tub, Pool - Gunite Concr, Outdoor Shower, Sprinkler System
Lot Description	Corner Lot
Roof	Shingle
Construction	Roof Pitched, 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	Watersound Real Estate
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