

\$3,446,650 - 332 Pollard Cove East Lot 118, Watersound

MLS® #999787

\$3,446,650

5 Bedroom, 7.00 Bathroom, 4,775 sqft

Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

The Darien III by Romair is a custom residence with a detached carriage house, offering 4,775 square feet, 5 bedrooms, 5 bathrooms, 2 half baths, and an oversized 2-car garage, located on a Homesite backing up to vast open green space in Powell Landing East at Watersound Origins.

The first level is arranged with clearly defined spaces, beginning with a dedicated dining room that includes a built-in wet bar and under counter wine refrigeration. The kitchen is positioned at the rear of the home, opening directly to the covered porch and summer kitchen, creating a direct connection to the outdoor living areas and pool courtyard . The adjacent living room features a fireplace and 16 foot slider doors that open fully to the exterior, extending the living space outward. Twelve-foot ceilings throughout the main level reinforce the scale of each space without sacrificing proportion.

The owner's suite is located on the main level with French doors leading directly to the pool and spa. The bath includes a walk-in shower with upgraded rain fixture shower head and expanded illuminated shower niche, a free-standing soaking tub, along with a spacious custom closet designed with a center island for additional storage and organization .

Functional spaces are equally considered. The laundry room includes built-in cabinetry, a sink,



a dedicated broom closet, and a bench with cubbies for everyday use. Circulation between the garage, and main living spaces is efficient and separate from guest-facing areas.

The second level with ten-foot ceilings provides additional bedrooms all with ensuite bathrooms and access to the rear balcony. A secondary living space with vaulted ceiling, offers separation from the main level while maintaining connection through a central stair hall. Above the garage, the carriage house includes a kitchenette, living area, bedroom, and bath with its own access, suitable for guests or extended stays.

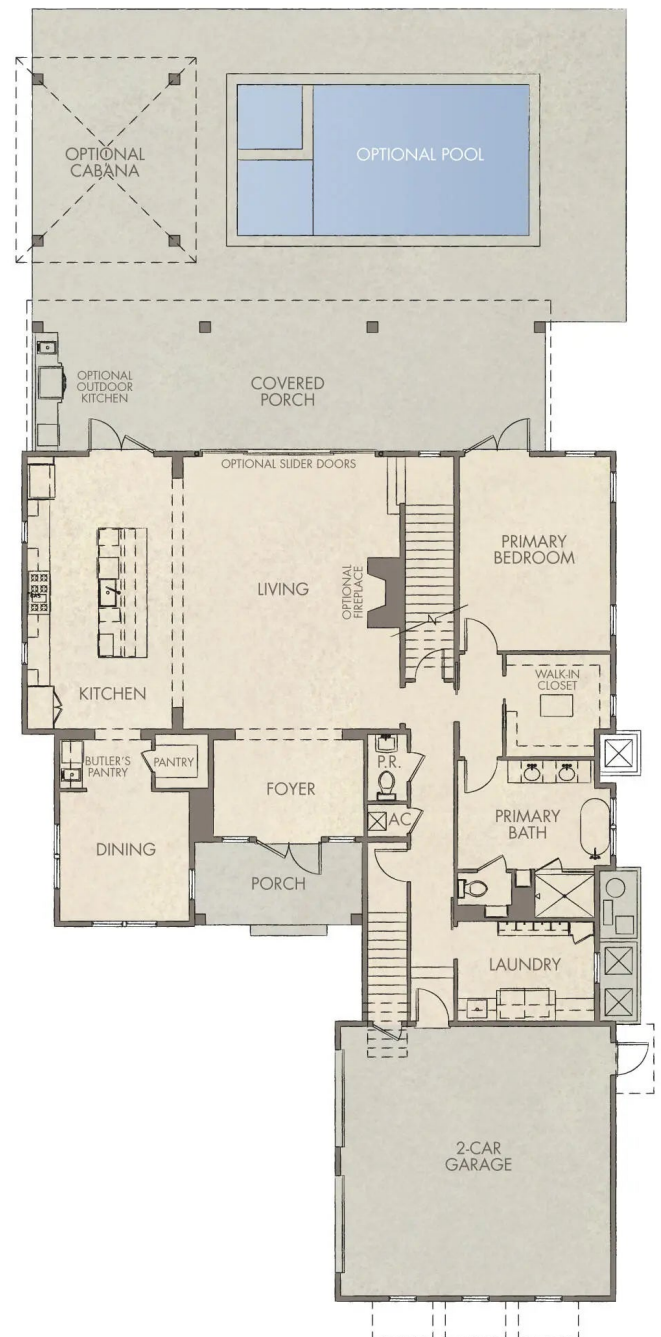
The outdoor environment is fully integrated into the plan. A heated saltwater pool and spa with baja deck are set within a paver pool deck and enclosed by fencing, all managed by a WiFi-enabled pool controller. The cabana with fireplace anchors the space, while the dedicated outdoor kitchen connected to the main house is equipped with an Artisan grill with stainless steel doors, U-Line outdoor refrigerator, and sink.

Interior finishes include white oak cabinetry with stained overlay throughout, along with upgraded quartz surfaces and upgraded Delta plumbing fixtures. The home is equipped with a Water and Air Wellness Package, including a whole-house water softener, reverse osmosis system, REME Halo air cleaner, and an added integrated leak detection system.

Additional features include a tankless water heater and detailed interior trim consistent with the overall architectural design.

Estimated completion: Nov. 2026

As part of Watersound Origins, often called "A Coastal Village," residents relish abundant



amenities like the Village Commons resort-style pool, fitness center, sports courts, miles of nature trails, event lawns, and the Origins Golf Course. Surrounded by towering pines and just minutes from Lake Powell and the beaches of Scenic Highway 30A, this community blends natural beauty with easy access to Inlet Beach, Grayton Beach, and beyond. Upcoming highlights include the 15.5-acre Longleaf Art Park, opening in 2027, featuring cultural and recreational experiences.

Built in 2026

Essential Information

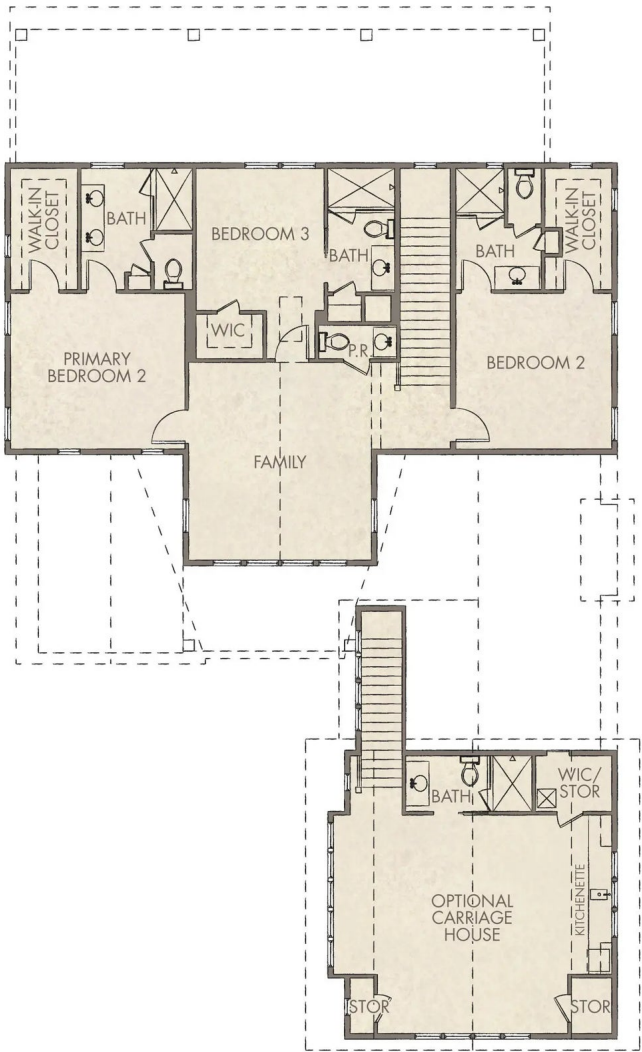
MLS® #	999787
Price	\$3,446,650
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,775
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	332 Pollard Cove East Lot 118
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
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Parking	Garage Door Opener, Oversized
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Bookcases, 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	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
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Listing Details

Listing Office	Watersound Real Estate
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