

\$2,950,000 - 35 Shore Bridge Circle, Watersound

MLS® #1010354

\$2,950,000

4 Bedroom, 5.00 Bathroom, 2,816 sqft

Detached Single Family on 0.16 Acres

WATERSOUND BEACH, Watersound, FL

PRICE IMPROVEMENT! Located along a tranquil street within the exclusive WaterSound Beach community, this furnished residence offers a serene retreat with four bedrooms, four full baths and one powder bath. An expansive 1,700 square feet of outdoor porches includes a spacious screened porch that features a private 14-foot spa. The sunlit open concept living and dining areas provide ample space for family gatherings, complemented by hardwood floors and intricate board and batten wall details.

The kitchen is a culinary haven, featuring a spacious center island adorned with marble countertops, custom cabinetry, and stainless appliances, including a wine refrigerator. A comfortable guest suite with ensuite and powder bath are conveniently located on the first level.

Ascend to the upper level to discover a spacious secondary living area complete with four built-in bunks. The master suite exudes opulence, characterized by a vaulted tongue and groove ceiling, a wraparound balcony, and an ensuite bath.

The second floor further enhances the property with an additional guest suite with ensuite and laundry. A spacious carriage house provides a welcoming space for guests, situated above the garage that accommodates one car and a golf cart. Recent enhancements



include updated decorative lighting, furnishings, exterior painting, and enhanced landscaping.

The gated WaterSound Beach community, strategically located south of Scenic Highway 30A, offers homeowners a rare sense of seclusion while providing convenient access to a variety of recreational activities. Amenities include swimming pools, multiple parks, green spaces, a state-of-the-art fitness center, and private boardwalks leading to one of the most picturesque mile stretches of coastline in the region.

Built in 2013

Essential Information

MLS® #	1010354
Price	\$2,950,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,816
Acres	0.16
Year Built	2013
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	35 Shore Bridge Circle
Area	18 - 30A East
Subdivision	WATERSOUND BEACH
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Public Sewer, Public Water, Tap Fee Paid
Parking	Garage Door Opener, Garage Detached, Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Kitchen Island, Pantry, Woodwork Painted
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer
Cooling	Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Hot Tub, Separate Living Area
Lot Description	Covenants, Cul-De-Sac, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Composite Shngl
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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