

\$4,970,000 - 394 South Splash Drive, Watersound

MLS® #1011839

\$4,970,000

5 Bedroom, 7.00 Bathroom, 5,456 sqft

Detached Single Family on 0.23 Acres

WATERSOUND ORIGINS, Watersound, FL

Positioned on one of the most desirable homesites in WaterSound Origins, 394 S Splash Drive is a newly completed custom residence overlooking the tranquil waters of Lake Powell. Located within Powell Landing West and built by Romair Construction, the home showcases exceptional craftsmanship, thoughtful design, and elevated materials throughout.

Spanning approximately 5,456 square feet, the residence offers five bedrooms, five full baths, and two half baths, including a detached carriage house with a private bedroom suite. A graceful arched entry, dormered multi-gabled façade, wide-plank European oak flooring, and expansive windows establish the home's architectural character while bringing in abundant natural light and Lake Powell views. The open-concept living, kitchen, and dining spaces flow seamlessly together, with expansive sliding glass doors opening to the covered outdoor living area, perfect for a cool afternoon with the doors open. A herringbone-brick fireplace anchors the living room, while the kitchen features a substantial center island, custom oak cabinetry, Wolf range, premium appliances, adjacent prep kitchen, and well-appointed wet bar.

The primary suite features an oversized soaking tub beneath a wall of windows, marble-clad shower, and warm brass fixtures. Outside, a shell-stone terrace surrounds the



private pool and spa, complemented by an outdoor fireplace and covered living spaces. A three-car garage with custom carriage-style doors completes the property.

WaterSound Origins residents enjoy Village Commons amenities including a resort-style pool, fitness center, tennis and pickleball courts, walking and biking trails, Lake Powell access, and the Origins Golf Course, with WaterSound Town Center, 30A, dining, and the Gulf's white-sand beaches nearby.

With its exceptional Lake Powell setting and level of craftsmanship, 394 S Splash Drive represents a rare opportunity to own one of WaterSound Origins' flagship custom homes.

Built in 2026

Essential Information

MLS® #	1011839
Price	\$4,970,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	5,456
Acres	0.23
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	394 South Splash Drive
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS
City	Watersound

County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Community Sewer, Gas - Natural, Public Water
Parking	Guest
# of Garages	3
View	Lake
Is Waterfront	Yes
Waterfront	Coastal Dune Lakes
Water View	Lake
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Fireplace, Kitchen Island, Washer/Dryer Hookup
Appliances	Refrigerator, Electric Water Heater
Heating	Gas - Natural
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Cul-De-Sac
Roof	Metal
Construction	Stucco, 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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