

\$3,490,000 - 447 E Pollard Cove, Watersound

MLS® #1012253

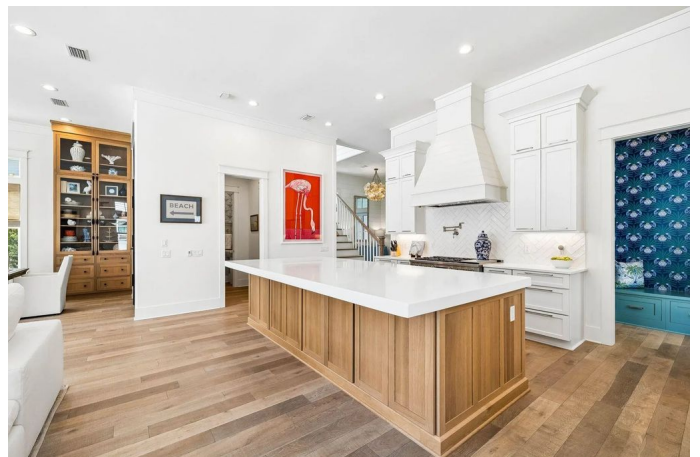
\$3,490,000

5 Bedroom, 6.00 Bathroom, 4,125 sqft

Detached Single Family on 0.34 Acres

WATERSOUND ORIGINS, Watersound, FL

Some properties are described. 447 E Pollard Cove is discovered. A custom residence spanning 4,125 square feet on one of Powell Landing East's finest homesites. The backyard stretches 145 feet wide and backs to protected forest, with Lake Powell glimmering through the treeline beyond. Step inside through double French doors with transom-topped windows and appreciate the 12-foot first-floor ceilings, engineered hardwood flooring, shiplap detailing tracing the foyer and stairwell, and custom lighting throughout. Then your eye travels to the back of the house, where 10-foot sliding glass doors open to the covered rear porch and pool, framing the landscaped yard and forest beyond. The kitchen resembles a designer's showroom: a 48-inch Monogram range beneath a custom hood with pot filler, white inset cabinetry, a herringbone tile backsplash, farmhouse sink, and a 10-foot quartz island with natural wood-grain cabinetry. A walk-in pantry with custom shelving, sink, beverage cooler, and full-height cabinetry sits just beyond. The dining area features 12 feet of custom built-in storage with glass-front cabinetry, while a dedicated wine cellar with capacity for 100+ bottles and independent AC control gives entertaining its own destination. Upstairs, the oversized primary suite features seagrass wallpaper, two walk-in closets, and a private covered porch overlooking Lake Powell. The marble-finished bath includes a soaking tub, dual vanity, and large multi-function shower. Three additional



private guest suites are positioned across the two floors, including one on the first floor and two upstairs, each with a walk-in closet and private bath. A dedicated media room with projector and surround sound provides a separate space for movie nights, while the second-floor laundry room is exceptionally well appointed with custom cabinetry, a full-size stackable washer and dryer, built-in clothes steamer, sink, and dedicated workspace. The carriage house above the three-car garage adds a complete guest retreat with its own living area, kitchenette, bedroom, and full bath. Automated shades, an integrated smart-home and security system, and a whole-house generator powering the main residence, pool, and carriage house add thoughtful infrastructure throughout the property. Outside, the covered rear porch with Trex decking extends to a built-in outdoor kitchen with sink, 36-inch grill, and beverage cooler. The heated pool features a sun shelf and integrated hot tub with spillover, automatic fill, and automatic drain, surrounded by a French-pattern Peacock paver deck. Fully landscaped and sodded grounds, perimeter plantings, a fenced backyard, integrated fence-post lighting, and an outdoor shower complete the outdoor setting. A large covered front porch with gas lanterns welcomes you from the street. Watersound Origins wraps all of this in a community built around the good life; Lake Powell dock access, nature trails, a par-3 golf course, sports courts, and a Town Center with dining and a farmers market. But it is the lot, the setting, and the level of finish here that make 447 E Pollard Cove something you don't simply purchase. You experience.

Built in 2025

Essential Information

MLS® #

1012253

Price	\$3,490,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,125
Acres	0.34
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	447 E Pollard Cove
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, TV Cable, Tap Fee Paid
Parking	Garage Door Opener, Attached Carport, Garage Detached, Golf Cart Garage, Oversized
# of Garages	3
View	Lake
Water View	Lake
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Shelving, Walls Wainscoting, Washer/Dryer Hookup, Wet Bar, Woodwork Painted
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	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
Lot Description	Cul-De-Sac, Interior Lot
Windows	Window Treatments
Roof	Shake
Construction	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	Scenic Sotheby's International Realty
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