

\$3,550,000 - 45 Tidal Bridge Way, Watersound

MLS® #991537

\$3,550,000

5 Bedroom, 6.00 Bathroom, 3,111 sqft

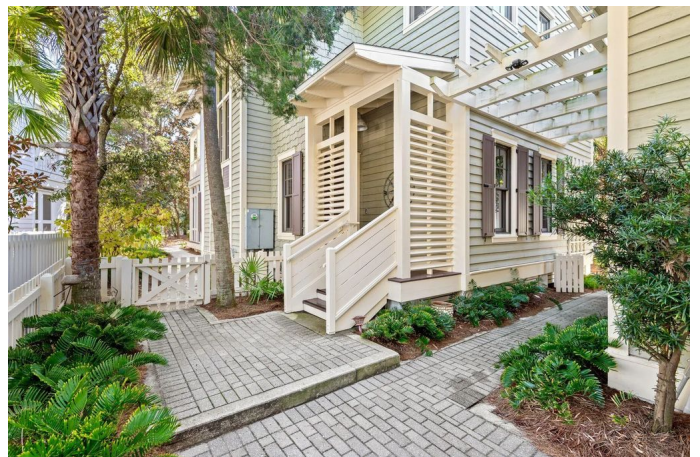
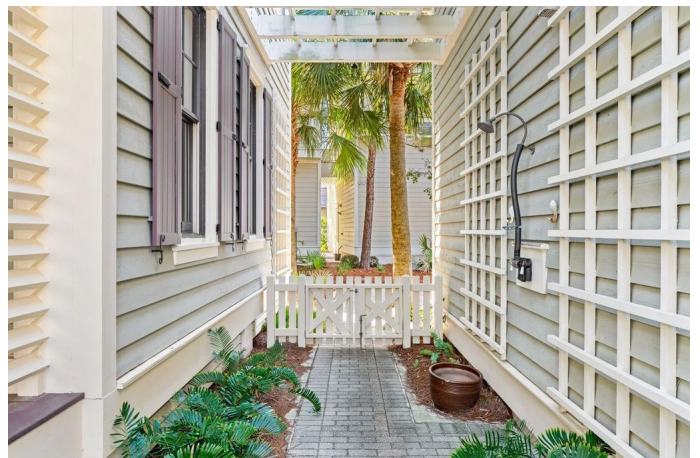
Detached Single Family on 0.14 Acres

WATERSOUND BEACH, Watersound, FL

Just moments from the boardwalk and set in a remarkably private pocket of WaterSound Beach, this refined coastal retreat pairs serene dune and lake vistas with immediate access to community amenities. The setting is exceptional, framed by manicured green space at the rear, a pond across the street, and permanent views of Camp Creek Lake meeting the gulf's emerald horizon. Steps from the pool, outdoor lounge, and beach walkover, the home feels woven into its natural surroundings while offering the comforts of a full-time residence.

Crafted with classic architectural details inside and out, the four-bedroom main home and detached one-bedroom carriage house create a rare, versatile offering. Two primary suites in the main home accommodate multigenerational living, while the carriage house complete with a full kitchen and private bath welcomes guests with its own sense of retreat. Throughout the residence, rich hardwood floors, vaulted ceilings, and thoughtful built-ins elevate every space.

The upper-level great room rises beneath warm wood beams and opens to an expansive balcony where views stretch across dunes, lake, and gulf. A granite-clad kitchen with custom cabinetry, Viking appliances, and a breakfast bar anchors this gathering level, with a wet bar positioned nearby for effortless entertaining. A gas fireplace, recessed lighting,



and coastal textures set a relaxed yet refined tone.

On the main level, the primary suite enjoys wooded privacy and a screened porch with a stairway leading to the upper balcony. Two additional ensuite bedrooms, including one flexed as a secondary living area, offer comfort for larger groups. The second-floor primary suite features soaring ceilings, gulf views, and a Juliette balcony perfectly placed for sunset.

The carriage house above the two-car garage provides a beautifully finished extension of the home, ideal for long-term guests or rental potential. With WaterSound Beach's gated security, private beach access, boardwalks, parks, and pools steps away, this beautifully maintained residence offers a prime location, a practical floor plan, and a setting that feels both rare and restorative.

Built in 2006

Essential Information

MLS® #	991537
Price	\$3,550,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,111
Acres	0.14
Year Built	2006
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	45 Tidal Bridge Way
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Area	18 - 30A East
Subdivision	WATERSOUND BEACH
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener, Garage Detached, Garage
# of Garages	2
View	Gulf, Pond
Water View	Gulf, Pond

Interior

Interior Features	Breakfast Bar, Bookcases, Vaulted Ceiling(s), In-Law Floorplan, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer
Heating	Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Balcony, Sprinkler System
Lot Description	Wooded
Windows	Window Treatments
Construction	Shake Siding

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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