

# \$820,000 - 46 Green Heron Street, Inlet Beach

MLS® #1012089

**\$820,000**

4 Bedroom, 3.00 Bathroom, 1,960 sqft

Detached Single Family on 0.12 Acres

WATERSOUND ORIGINS, Inlet Beach, FL

One of the standout features of this like-new home in the Long Leaf phase of Watersound Origins is its exceptional homesite, backing to a serene POND with PRESERVE beyond and NO homes behind. Enjoy the peaceful water and natural views from the EXPANDED screened porch, offering plenty of room for multiple seating and entertaining areas. Plus, Green Heron Street is not a throughway to the new construction in the back of the community, making it a quiet, low-traffic street.

Built in 2025 and barely lived in, this popular Huff Homes Brady plan offers single-level, open-concept living with 4 bedrooms, 2.5 baths and a 2-car garage. The flexible 4th bedroom is ideal as a study, nursery, playroom or guest space.

The upgraded kitchen features Bosch stainless steel gas appliances, vent hood, microwave drawer, EXTENDED ISLAND with additional cabinetry on both sides for additional storage, dedicated pantry, under-cabinet lighting, tiled backsplash and soft-close wood cabinetry. Additional features include 10' ceilings, 8' raised-panel doors, wide-plank luxury vinyl flooring throughout, crown molding, custom lighting, built-in laundry cabinetry, melamine-wrapped closet shelving, tiled showers, tankless water heater, attic pull-down stairs, gutters and a gas stub for an outdoor grill.

This home shows like a model and is truly move-in ready with blinds and custom lighting already in place--offering the feel of new



construction without the wait so there is no ongoing construction immediately around the property. Located at the front of Watersound Origins, Long Leaf provides convenient access to Hwy 98, Publix and the shopping, dining and amenities of Watersound Town Center. A beautiful pond-and-preserve setting, no rear neighbors, expanded outdoor living and a nearly new home make 46 Green Heron Street an exceptional opportunity in Watersound Origins.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1012089                |
| Price          | \$820,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,960                  |
| Acres          | 0.12                   |
| Year Built     | 2025                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 46 Green Heron Street |
| Area        | 18 - 30A East         |
| Subdivision | WATERSOUND ORIGINS    |
| City        | Inlet Beach           |
| County      | Walton                |
| State       | FL                    |
| Zip Code    | 32461                 |

**Amenities**

|           |                                                     |
|-----------|-----------------------------------------------------|
| Utilities | Electric, Gas - Natural, Public Sewer, Public Water |
|-----------|-----------------------------------------------------|

|               |                            |
|---------------|----------------------------|
| Parking       | Garage Door Opener, Garage |
| # of Garages  | 2                          |
| View          | Pond                       |
| Is Waterfront | Yes                        |
| Waterfront    | Pond                       |
| Water View    | Pond                       |

## Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Shelving, Washer/Dryer Hookup, Woodwork Painted |
| Appliances        | Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater                                                                                             |
| Heating           | Natural Gas, Heat High Efficiency, Gas - Natural                                                                                                               |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                                                    |
| # of Stories      | 1                                                                                                                                                              |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Private Yard, Sprinkler System                       |
| Lot Description   | Easements, Within 1/2 Mile to Water                  |
| Windows           | Window Treatments                                    |
| Roof              | Composite Shngl                                      |
| Construction      | Roof Pitched, Brick, Trim Wood, Siding CmntFbrHrdBrd |
| Foundation        | Slab                                                 |

## School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

## Additional Information

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Watersound Real Estate |
|----------------|------------------------|

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