

\$4,346,000 - 72 Bridge Water Lane, Inlet Beach

MLS® #1009363

\$4,346,000

4 Bedroom, 5.00 Bathroom, 3,343 sqft

Detached Single Family on 0.18 Acres

WATERSOUND BEACH, Inlet Beach, FL

Tucked at the corner of a dead end street in the gated Bridges at WaterSound Beach, this 2021 TS Adams design has never been rented and has had a single owner. No wear, only beauty. Upstairs, the great room lifts 18 feet to vaulted scissor trusses and a skylight cupola at 28 feet, ten windows pouring light over a two story fireplace. Nine foot French doors open to a screened porch and the pines beyond.

The chef's kitchen is the showpiece: 8 burner Viking range, Sub-Zero, a large center island, two walls of windows, and custom Kingdom Woodworks cabinetry in black inset Shaker and white reeded. Four bedrooms and four and a half baths across 3,343 square feet, with a private elevator. The primary suite is upstairs with a soaking tub, separate shower, walk-in closet, and its own laundry.

The beach is a 5 minute walk, and community docks on Camp Creek, one of 30A's rare coastal dune lakes, hold kayaks and paddleboards. The home works just as well as a full time residence, a second home, or an upscale rental.

Downstairs, a spacious foyer opens to two junior suites with ensuite baths and walk-in showers, plus a bunk room that sleeps four with its own bath. A second living area centers on a gas fireplace and its own screened porch. Ten foot ceilings on the first floor, a private



office and powder room upstairs. EF SanJuan millwork runs through the house, including a custom iron barn door, alongside wide plank DuChateau floors, Waterworks and Newport Brass fixtures, Visual Comfort and Hubbardton Forge lighting, Sonos throughout, Hunter Douglas blinds and custom draperies, Schumacher and Thibaut wallcoverings, and hurricane rated Kolbe custom windows. Two 18 SEER American Standard systems, upgraded from builder standard with integrated dehumidifier system.

Outside, two screened porches - one on each floor, a fenced patio with gas fire pit, an outdoor shower, and a landscaped yard with room to add a pool if desired. The corner lot means no through traffic, a wide driveway that parks four, and a two car garage. Bridges at WaterSound is gated with a community pool, fitness room, and deeded beach access to more than a mile of white sand. Sold furnished with a few exclusions, including pieces from Verellen, Hickory Chair, and Chaddock.

Built in 2021

Essential Information

MLS® #	1009363
Price	\$4,346,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,343
Acres	0.18
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	72 Bridge Water Lane
Area	18 - 30A East
Subdivision	WATERSOUND BEACH
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Guest
# of Garages	2
View	Lake
Water View	Lake

Interior

Interior Features	Bookcases, Vaulted Ceiling(s), Fireplace 2+, Kitchen Island, Recessed Lighting, Pantry, Shelving, Wallpaper, Walls Wainscoting, Elevator
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Outdoor Shower
Lot Description	Corner Lot, Covenants, Restrictions, Survey Available, Within 1/2 Mile to Water
Windows	Storm Window(s), Window Treatments
Roof	Shingle
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office EXP Realty LLC

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