

\$1,367,290 - 78 Hutton Cove Lot 55, Watersound

MLS® #997887

\$1,367,290

4 Bedroom, 3.00 Bathroom, 2,405 sqft

Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

*Move-In Ready! Additional fencing was added to the backyard- photos coming soon.

Welcome to the Sydney plan, part of the Preserve Collection in the Arborview Park neighborhood of Watersound Origins. Positioned on a deep homesite exceeding 150 feet with a wooded view, this thoughtfully designed single-level home offers 4 bedrooms, 3 bathrooms, and a 2-car garage.

The open living, dining, and kitchen areas create a spacious central gathering space, highlighted by 16-foot sliding glass doors in the living room that open to a 12' x 24' screened rear porch with a gas fireplace, seamlessly connecting indoor and outdoor living.

The kitchen is designed for both function and style with quartz countertops, upgraded cabinet panel front Wolf appliance package, a expanded island with extra cabinets, and stacked glass upper cabinets that add visual interest and additional storage.

The primary suite is privately positioned and features a well-appointed bath with a freestanding soaking tub, tiled shower, dual vanities, and a large walk-in closet. Each of the guest bedrooms includes generous walk-in closets, offering excellent storage throughout the home. Additional upgrades include pre-wiring and a gas stub for a future



generator, plumbing for a water filtration system, shiplap in the foyer, along hallway leading to garage and on kitchen island, solid core doors throughout, extra cabinets and basin sink in the laundry room, upgraded Seaside Limestone tile in bathrooms, dry bar with cabinet panel front Scotsman nugget ice machine and SubZero beverage center, epoxy garage floor and EV car charger.

Homes in the Preserve Collection benefit from larger homesites that provide additional privacy and flexibility for outdoor living, including the opportunity to add a pool.

Estimated completion: end-July 2026

As part of Watersound Origins, often called "A Coastal Village," residents relish abundant amenities like the Village Commons resort-style pool, fitness center, sports courts, miles of nature trails, event lawns, and the Origins Golf Course. Surrounded by towering pines and just minutes from Lake Powell and the beaches of Scenic Highway 30A, this community blends natural beauty with easy access to Inlet Beach, Grayton Beach, and beyond. Upcoming highlights include the 15.5-acre Longleaf Art Park, opening in 2027, featuring cultural and recreational experiences.

Built in 2026

Essential Information

MLS® #	997887
Price	\$1,367,290
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,405
Year Built	2026
Type	Detached Single Family

Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	78 Hutton Cove Lot 55
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Paid, Underground
Parking	Garage Door Opener
# of Garages	2
View	Pond
Water View	Pond
Has Pool	Yes
Pool	In Ground

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	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	1

Exterior

Exterior Features	Hot Tub, Sprinkler System
Lot Description	Interior Lot, Wooded
Roof	Shake
Construction	Roof Pitched, Brick, 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	Watersound Real Estate
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