

\$1,749,900 - 81 Hutton Cove Lot 75, Watersound

MLS® #1000716

\$1,749,900

4 Bedroom, 5.00 Bathroom, 2,685 sqft

Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

*The new price reflects a builder discount of over \$110,000.

The Ficus rear-load garage plan in the Preserve Collection at Arborview Park offers 2,685 square feet, 4 bedrooms, 4.5 bathrooms, an expanded rear-load 2.5-car garage connected to the home by a covered walkway, and a private pool and spa with an upgraded pool package. Located on a 65' x 159' homesite, the layout is designed to balance open gathering areas with separation between the primary suite and secondary bedrooms. Estimated completion is early-Sept. '26.

The foyer opens into the central living space where the kitchen, dining, and living areas connect beneath 11-foot ceilings with clear sightlines to the rear porch and pool area. A 12-foot bronze slider door extends the living space outdoors, creating a direct connection to the screened porch, saltwater pool and spa, expanded paver deck, and fenced backyard. The outdoor layout is designed to take advantage of the depth of the homesite while maintaining privacy and usable yard space.

The kitchen is positioned at the center of the home and includes a white oak island, quartz countertops, stacked glass cabinetry, custom wood hood vent, under-cabinet lighting, walk-in pantry, and an upgraded appliance package with a Wolf dual fuel range,



microwave drawer, Sub-Zero refrigerator, vent hood, and Cove dishwasher. Wide-plank Medallion wood flooring continues throughout the home, complemented by crown molding, lap and gap detailing on all walls in living room and entry hallway, bronze windows, and upgraded shaker-style interior doors.

The primary suite is privately positioned on one side of the home and includes a freestanding tub, walk-in shower with handheld fixture, custom closet built-ins, and a framed full-size mirror. Secondary bedrooms are arranged separately with direct bath access, supporting both guest accommodations and everyday functionality.

Additional features include painted wood shelving throughout closets and pantry spaces, laundry cabinetry with sink and countertop, generator prewire and gas line, pre-plumbing for water filtration, framed TV boxes, Decora switches, impact-rated windows and doors, tankless water heater, CAT6 wiring, and irrigation with landscaping package.

Built in 2026

Essential Information

MLS® #	1000716
Price	\$1,749,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,685
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	81 Hutton Cove Lot 75
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, Oversized
# of Garages	3
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, Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Private Yard, Hot Tub, Outdoor Shower, 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

Listing Details

Listing Office Watersound Real Estate

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