

\$1,729,900 - 91 Hutton Cove Lot 74, Watersound

MLS® #1000693

\$1,729,900

4 Bedroom, 3.00 Bathroom, 2,825 sqft

Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

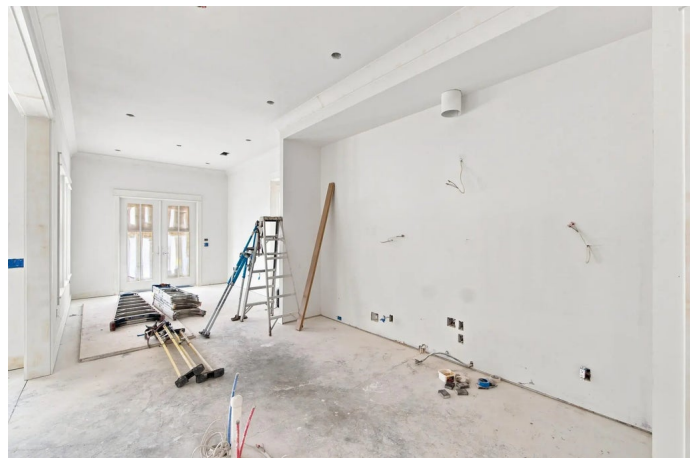
*The new price reflects a builder discount of over \$70,000.

With an estimated completion for early September '26, the Hampton plan in the Preserve Collection at Arborview Park offers a single-level layout with a split-bedroom design, a central living area that connects directly to the outdoor living space and an expanded 3-car garage.

The main living area brings together the kitchen, dining, and living spaces with direct access to the rear screened porch and gorgeous 10'x30' saltwater pool with spa, through 12'x8' slider doors, creating a functional extension of the home for daily use and entertaining.

The kitchen is designed with a large white oak island, full overlay cabinetry with upper stacked glass display cabinets, upgraded quartz countertops, under-cabinet lighting, and a complete appliance package including a Wolf dual fuel 36" range, Wolf built-in microwave drawer, custom wood hood vent, Cove dishwasher, and an upgraded 84" tall Sub Zero refrigerator. A butler's pantry and walk-in pantry add additional storage and prep space.

The primary suite is positioned separately from the secondary bedrooms and with en-suite bathroom that includes a custom walk-in closet with framed full size mirror, a dual vanity,



walk-in tiled shower, quartz C surfaces, and upgraded plumbing fixtures. Secondary bedrooms are located on the opposite side of the home with access to full bathrooms. A study near the foyer provides a dedicated workspace or flex room.

Upgrades throughout the home include wide plank Medallion engineered wood flooring throughout, Limestone tile flooring in all bathrooms and upgraded herring bone tile floor in laundry room, solid core Shaker doors, cabinetry with soft-close drawers, quartz C countertops throughout, and a brick lay backsplash. Additional features include pre-wiring for speakers in the living room, kitchen, primary bedroom, and rear porch, CAT6 wiring, a tankless water heater, and a gas stub for a future grill .

The 3-car garage provides additional storage and functionality, with access positioned to maintain separation from the main living spaces.

Built in 2026

Essential Information

MLS® #	1000693
Price	\$1,729,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,825
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	91 Hutton Cove Lot 74
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
# 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

Listing Details

Listing Office Watersound Real Estate

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved. Vendors Member Number : 28325

Listing information last updated on September 1st, 2026 at 12:52am CDT