

\$1,831,500 - 96 Pollard Cove West Lot 39, Watersound

MLS® #1010032

\$1,831,500

4 Bedroom, 5.00 Bathroom, 2,609 sqft

Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

Under construction in Powell Landing East at Watersound Origins, the Rosecliffe II pairs distinctive coastal architecture with a highly functional single-level floor plan and a strong connection to outdoor living. This 2,609-square-foot residence offers four bedrooms, four-and-a-half baths, a two-car garage, 12-foot ceilings throughout, and engineered white oak flooring.

A defining feature of the home's exterior is Nichiha Premium shake cladding across the entire residence, an elevated material selection, paired with a 5V-crimp Galvalume metal roof in a natural finish. The shake profile gives the home a refined New England coastal aesthetic while adding texture and architectural character from every elevation.

Inside, the entry hall leads directly into the open kitchen, dining, and living spaces. The kitchen is finished with stained white oak cabinetry, champagne plumbing fixtures, Silestone quartz countertops, and GE Monogram appliances. A large center island provides generous workspace and seating while maintaining an open relationship with the dining and living areas. The living room is anchored by a 42-inch fireplace with stucco chimney, and a wall of 10-foot PGT sliding glass doors opens the main living space to the rear porch.

Outdoor living is an integral part of the design.



The expansive covered porch extends across the rear of the main living area and features a 42-inch Isokern fireplace, creating a substantial outdoor gathering space overlooking the 15'x22' Gunitite saltwater pool, integrated with a spa and two baja sunning decks. A large paver pool deck provides additional room for lounging and entertaining while maintaining a direct connection between the pool, porch, and interior living areas.

The primary suite is positioned at the rear of the home with direct access to the covered porch. Its bath includes dual vanities, a freestanding tub, walk-in shower with designer tilework and illuminated niche, separate water closet, and walk-in closet. Three additional bedrooms are arranged along the opposite side and front of the home, each with its own ensuite bath and closet, providing well-appointed accommodations for family and guests.

Everyday functionality is equally considered. A walk-in pantry is conveniently positioned near the kitchen, while the spacious laundry/mudroom provides cabinetry, workspace, additional storage, and direct access from the two-car garage. A powder room near the entry completes the floor plan.

Located in Powell Landing East, the home offers access to the amenities of Watersound Origins, including the Village Commons pool, fitness center, tennis and pickleball courts, sports courts, and miles of walking and biking trails, along with Origins Golf Course. Watersound Town Center is conveniently located near the community entrance with Publix, dining, medical services, Starbucks, and year-round events, while Hwy 98 provides easy access to 30A and Inlet Beach.

Estimated Completion: end-Nov '26

Built in 2026

Essential Information

MLS® #	1010032
Price	\$1,831,500
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,609
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	96 Pollard Cove West Lot 39
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
Parking	Garage Door Opener
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Shelving, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air

Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Private Yard, Hot Tub, Pool - Gunite Concrtr, Outdoor Shower, Sprinkler System
Lot Description	Interior Lot, Wooded
Roof	Shingle
Construction	Roof Pitched, Shake Siding
Foundation	Slab

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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Listing information last updated on September 1st, 2026 at 3:07pm CDT