

# \$3,150,000 - 99 Compass Point Way 308, Watersound

MLS® #1012304

**\$3,150,000**

3 Bedroom, 3.00 Bathroom, 1,818 sqft  
Condominium

WATERSOUND BEACH, Watersound, FL

Perched above the dunes at the southern end of Watersound Beach, Compass Point 308 captures the gulf from an especially beautiful vantage point. This single-level corner residence is defined by sweeping water views from every room, with expansive curved rotunda windows drawing the shoreline, rolling dunes and beach boardwalk into the living spaces.

Inside, the 1,818-sq.-ft. residence has been thoughtfully refreshed with a renovated kitchen and bathrooms, creating a polished backdrop for easy coastal living. The open living, dining and kitchen spaces flow naturally toward the gulf, while the primary suite enjoys both east and west water views and direct access to its own balcony. Two additional ensuite guest suites including a queen-sized bunk room allow the residence to comfortably accommodate family and guests.

Just beyond the building, Watersound's boardwalks lead through the dunes to the beach, with golf-cart-friendly access that makes trips to the sand effortless. Owners and guests of Compass Point have their own private pool, while the Dunesider pool is also steps away. Watersound's trails, parks, fitness center and more than a mile of gulf-front coastline further extend the experience beyond the residence.

A dedicated covered parking space, covered



golf cart parking, private storage, elevator access and in-residence laundry make coming and going as effortless as the setting itself. With its corner position, uninterrupted gulf views and immediate connection to the beach, Compass Point 308 is a rare expression of gulf-front living within Watersound.

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 1012304     |
| Price          | \$3,150,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,818       |
| Year Built     | 2005        |
| Type           | Condominium |
| Sub-Type       | Condominium |
| Style          | N/A         |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 99 Compass Point Way 308 |
| Area        | 18 - 30A East            |
| Subdivision | WATERSOUND BEACH         |
| City        | Watersound               |
| County      | Walton                   |
| State       | FL                       |
| Zip Code    | 32461                    |

### Amenities

|               |                         |
|---------------|-------------------------|
| Utilities     | Community Sewer         |
| Parking       | Garage Detached, Garage |
| # of Garages  | 1                       |
| View          | Gulf                    |
| Is Waterfront | Yes                     |
| Waterfront    | Gulf                    |

Water View                      Gulf

**Interior**

Interior Features      Recessed Lighting, Split Bedroom  
Cooling                      Central Air

**Exterior**

Exterior Features      Balcony  
Windows                      Window Treatments  
Construction              Concrete

**School Information**

Elementary                      Bay  
Middle                              Emerald Coast  
High                                  South Walton

**Listing Details**

Listing Office                      Scenic Sotheby's International Realty

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