

\$1,641,215 - Tbd Hutton Cove Lot 71, Watersound

MLS® #1011082

\$1,641,215

4 Bedroom, 5.00 Bathroom, 2,682 sqft

Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

Set on a deep 65' x 160' wooded homesite in Arborview Park's Preserve Collection, this 2,682-square-foot Ficus with front load garage is designed to take full advantage of its single-level layout and private backyard setting. With an estimated completion at the end of Dec. '26, this home offers four bedrooms, four-and-a-half baths and a three-car garage, with an extended screened porch and fenced rear yard creating generous space for outdoor living.

From the foyer, the plan opens into the kitchen and dining area, with the living room positioned alongside them as a distinct but connected gathering space. The kitchen centers around a white oak island and features stacked cabinetry, a custom white oak vent hood, herringbone-pattern backsplash and an upgraded appliance package with a dual-fuel range, built-in refrigerator, microwave drawer and dishwasher. A dedicated pantry adds storage, while a beverage center and nugget ice maker provide additional convenience for entertaining.

The living room is anchored by a gas fireplace with a Dekton surround, while a 12-foot bronze slider creates the primary transition to the rear porch. Extended to approximately 12'8" x 14', the screened porch includes an outdoor kitchen with built-in grill and cabinetry, along with a 42-inch gas fireplace finished in brick with a weathered barnwood mantel. Four



LOT71 - FICUS (FRONT LOAD)
ARBORVIEW PRESERVE



additional windows along the porch enclosure bring in natural light while maintaining a comfortable connection to the wooded backyard. The home is also pre-plumbed for a future pool.

Positioned at the rear of the home, the primary suite opens directly to the outdoor living area through double doors. The primary bath features a freestanding tub with floor-mounted hand shower, separate shower with handheld fixture and upgraded stone and marble finishes, while the oversized walk-in closet includes a full-length mirror. Three additional bedrooms are arranged throughout the home, each with its own bath and walk-in closet.

Wide-plank engineered wood flooring and upgraded interior doors carry throughout the home, with crown molding extending into the bedrooms and additional lap-and-gap detailing along the hallway to the kitchen. The laundry room includes a sink, upper cabinetry above the washer and dryer, and additional upper and lower storage. The three-car garage is finished with epoxy flooring and includes a utility sink and wiring for a future EV charger. Additional features include a dehumidifier, generator prewire, water filtration/softener pre-plumbing and impact-rated windows and doors.

Located within the Preserve Collection at Watersound Origins®, AV 71 combines a deeper homesite, wooded privacy and substantial indoor-outdoor upgrades with access to Origins Golf Course, Village Commons, community amenities and miles of walking and biking trails.

Built in 2026

Essential Information

MLS® #	1011082
Price	\$1,641,215
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,682
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active



Community Information

Address	Tbd Hutton Cove Lot 71
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	2

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	Private Yard, 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, Copyright2026, All rights reserved.Vendors Member Number : 28325
Listing information last updated on September 14th, 2026 at 4:22am CDT