

# \$1,161,010 - Tbd Hutton Cove Lot 8, Watersound

MLS® #1012766

**\$1,161,010**

4 Bedroom, 5.00 Bathroom, 2,855 sqft

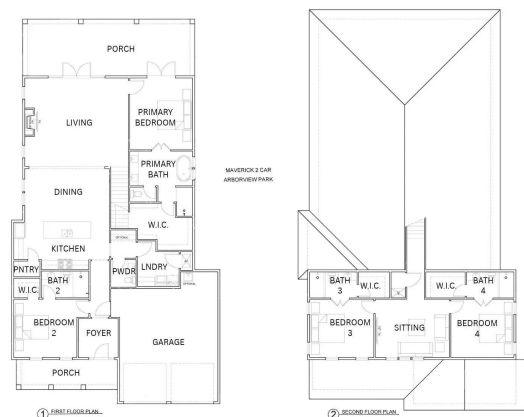
Detached Single Family

WATERSOUND ORIGINS, Watersound, FL

Introducing the Maverick, a brand-new floor plan now available in Arborview Park. Set on a 55' x 130' homesite with a waterview, this two-story Park Collection home offers 2,855 square feet with four bedrooms, four-and-a-half baths, an upstairs sitting room and two-car garage. The layout places two bedrooms on the first floor, including the primary suite, with two additional bedroom suites and a sitting room upstairs.

The kitchen, dining and living areas extend along the rear half of the first floor, taking advantage of the waterview and connection to the backyard. The kitchen features a white oak island with cabinetry along the back beneath an extended countertop, upgraded Premata quartz countertops, under-cabinet lighting and a herringbone tile backsplash extending to the 10-foot ceiling. The stainless Bosch appliance package includes a 30-inch dual-fuel range with custom wood hood, 36-inch refrigerator, dishwasher and microwave drawer in the island. A walk-in pantry provides additional storage, while a separate dry bar with upper and lower cabinetry, countertop and backsplash adds dedicated space for entertaining.

The living room opens to the screened rear porch through double doors framed by fixed glass panes. The primary bedroom also has its own set of double doors leading directly to the porch, giving both spaces access to the



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outdoor living area and waterview. The backyard is enclosed with white painted fencing and is already plumbed and equipped with an autofill waterline, gas line and electrical panel for a future pool.

The first-floor primary suite includes a spacious walk-in closet with an upgraded melamine-wrapped wood shelving system. The ensuite bath features dual vanity with upgraded Premata quartz countertop, a freestanding tub, separate walk-in shower and upgraded Delta Dryden plumbing fixtures. Bedroom 2 is located toward the front of the home with its own bath and walk-in closet, providing a private first-floor guest suite.

Located within Watersound Origins®, Arborview Park offers convenient access to Origins Golf Course , Village Commons with resort-style pool, fitness center and sports courts, miles of community trails and nearby Watersound® Town Center.

Pricing subject to change as the home progresses and selections are added or removed.

Built in 2027

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1012766                |
| Price          | \$1,161,010            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,855                  |
| Year Built     | 2027                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |

|        |                 |
|--------|-----------------|
| Style  | Florida Cottage |
| Status | Active          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | Tbd Hutton Cove Lot 8 |
| 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                                                                                               |
| View         | Pond                                                                                            |
| Water View   | Pond                                                                                            |
| Has Pool     | Yes                                                                                             |
| Pool         | Heated, In Ground                                                                               |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, 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        | Fireplace Gas                                                                                                                                |
| # of Stories      | 2                                                                                                                                            |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard, Hot Tub, Sprinkler System, Outdoor Kitchen |
| Lot Description   | Interior Lot, Wooded                                     |
| Roof              | Shake                                                    |
| Construction      | Roof Pitched, Brick, Siding CmntFbrHrdBrd                |
| Foundation        | Slab                                                     |

**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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