

\$4,350,000 - 122 Gulf Bridge Ln, WATERSOUND

MLS® #949811

\$4,350,000

5 Bedroom, 6.00 Bathroom, 3,298 sqft
Detached Single Family on 0.16 Acres

WATERSOUND BEACH, WATERSOUND, FL

Financing available at competitive rates, please call for more details! Revel in coastal sophistication at this exceptional 5BR/5.5BA residence encompassing nearly 3,300 square feet with a private pool, elevator, and detached one-car garage nestled in the prestigious Peninsula district of the gated WaterSound Beach community. This newly constructed masterpiece offers a rare blend of charm and functionality, boasting panoramic views of both the serene Camp Creek Lake and the shimmering waters of the Gulf of Mexico. Crafted with meticulous attention to detail, this home is a testament to modern coastal architecture. Notice the seamless integration of elements from the geometric detailing on the balconies to the cedar shake siding and roof shingles to the over 1,800 Sq Ft of Ipe decking on all outdoor porches. From the moment you arrive, you'll be captivated by the seamless integration of indoor and outdoor living spaces. Step onto one of several expansive porches, including wraparound porches on both the first and second levels and a remarkable 4th-floor observation tower where breathtaking sunsets become a nightly ritual.

The interior of the home is no less stunning with multiple rooms wrapped in shiplap, beamed and vaulted ceilings, abundant windows bathing the home with natural light, and designer touches evident throughout in the lighting fixtures and high-end furnishings. The bright and airy great room is the heart of



the home with a gas fireplace with marble surround, Cypress ceiling beams, and Nano doors that open to a welcoming dining porch overlooking the pool. The beautifully crafted kitchen is a culinary haven with commercial grade appliances, marble countertops, a Moroccan-style backsplash, floor-to-ceiling cabinetry, and Oyster shell chandeliers over the generously sized island. One guest suite is located on the first level with three more including the primary suite on the second level, and another on the third level. Each ensuite features artfully tiled walk-in showers and luxury detailing in both the fixtures and cabinetry. Both the second and third levels include a landing space perfect for a media room or office space.

Designed for both comfort and entertainment, the outdoor pool area beckons with its tranquil ambiance and borders a lovely community park, ensuring utmost privacy for your gatherings. This property is located moments from the community trail to Camp Creek Lake and bridge to private community beach access. The driveway can easily accommodate four cars along with additional parking available in the one-car garage. The thoughtful design of this property makes it well suited to a variety of uses from an investment property to a personal retreat.

The gated WaterSound Peninsula community is located south of Scenic Highway 30A offering homeowners a rare sense of seclusion yet with easy access to area activities.

Amenities include swimming pools, a puttering park, community green spaces, a state-of-the-art fitness center, and private boardwalks along the rare coastal dune lakes and leading to the beach and to one of the most beautiful stretches of coastline in the country. Owners also have the opportunity to join the Watersound Club by The St. Joe Company featuring: private beach access, beach services, pools, restaurants, a bar with

gulf views, two private golf courses (Camp Creek and Sharks Tooth) and the brand new Lifestyle Center at Camp Creek.

Built in 2022

Essential Information

MLS® #	949811
Price	\$4,350,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,298
Acres	0.16
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	122 Gulf Bridge Ln
Area	30A East
Subdivision	WATERSOUND BEACH
City	WATERSOUND
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	Community Room, Dock, Exercise Room, Fishing, Gated Community, Pets Allowed, Picnic Area, Pool, Waterfront, Beach, Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, Phone Available, TV Cable Available
Parking Spaces	1
Parking	Garage, Garage: Detached, Detached, Guest
# of Garages	1

Water View	GULF, Lake, Gulf/Pass, Coastal Dune Lakes
Has Pool	Yes
Pool	Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Private, Community

Interior

Interior Features	Breakfast Bar, Ceiling Beamed, Ceiling Cathedral, Ceiling Crwn Molding, Ceiling Raised, Ceiling Vaulted, Elevator, Fireplace Gas, Floor Hardwood, Furnished - All, Kitchen Island, Lighting Recessed, Pantry, Washer/Dryer Hookup, Fireplace, Owner's Closet, Skylight(s)
Appliances	Auto Garage Door Opn, Dishwasher, Dryer, Ice Machine, Microwave, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Stove/Oven Gas, Washer, Central Vacuum, Oven Double
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric, A/C: High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas, Fireplace
# of Stories	4

Exterior

Exterior	Frame, Roof Shingle/Shake, Siding Shake, Foundation Slab On Grade
Exterior Features	Balcony, BBQ Pit/Grill, Deck Covered, Fenced Back Yard, Patio Covered, Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Porch Covered, Porch Open, Shower, Deck Open
Lot Description	Within 1/2 Mile Of Water
Roof	Roof Shingle/Shake
Construction	Frame
Foundation	Foundation Slab On Grade

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	1565.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office

Berkshire Hathaway HomeServices

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