

# \$3,299,000 - 212 Tumblehome Way, WATERSOUND

MLS® #955551

## \$3,299,000

4 Bedroom, 5.00 Bathroom, 3,573 sqft  
Detached Single Family on 0.15 Acres

WATERSOUND WEST BEACH, WATERSOUND, FL

Quintessential coastal living in the prestigious WaterSound West Beach community! This immaculate 4BR/4.5BA lake front residence boasts unparalleled luxury and comfort, perfect for those seeking a serene lifestyle along Scenic Highway 30A. Beautiful hardwood floors throughout the home, charming millwork including shiplap details and oversized crown molding enhance the coastal aesthetic and create a cozy, inviting atmosphere. The gourmet kitchen features stainless-steel appliances, granite countertops, ample white cabinetry, a center island, large pantry with wine fridge and a custom breakfast nook with banquet seating. Enjoy breathtaking lake views from two generous screened porches, offering the perfect blend of indoor and outdoor living. The first-floor screened porch is a haven of relaxation, featuring a cozy fireplace, a spacious sitting area, outdoor vented grill and a fully equipped bar for effortless entertaining. The second-floor screened porch is your personal sanctuary, complete with a comfortable sitting area and a soothing hot tub to unwind after a long day. The main level primary bedroom has a stunning tray ceiling with wood beams and is a spacious and peaceful retreat. The luxurious ensuite includes soaking tub and large shower plus a walk-in closet with custom cabinetry ensuring ultimate comfort and privacy. The second floor includes two additional guest bedrooms, each with its own ensuite bath and walk-in closet, providing a private and



comfortable space for visitors. Currently configured as an office and second living area, the fourth bedroom also includes an ensuite bath and breakfast bar with beverage refrigerator, ice maker and sink, offering flexibility to suit your needs.

The attached 2 car 25 x 22 garage is oversized with 10' ceilings and plenty of storage room plus 10 x 8 hurricane resistant garage doors. A fenced area on the side of the house is the perfect spot for pets or a private garden.

Nestled between the Gulf of Mexico and the 2,000-acre protected sanctuary of Deer Lake State Park, WaterSound West Beach offers a rare sense of seclusion behind its gates with thoughtfully placed homes featuring striking, maritime-style architecture. Winding weathered boardwalks stretch through the dunes to the breathtaking shores of South Walton. Community amenities include several parks, a zero-entry swimming pool with grilling area and outdoor fireplace, a coastal dune lake, miles of boardwalks, and deeded beach access.

Built in 2014

### **Essential Information**

MLS® #	955551
Price	\$3,299,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,573
Acres	0.15
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House

Status Active

### Community Information

Address 212 Tumblehome Way  
Area 30A East  
Subdivision WATERSOUND WEST BEACH  
City WATERSOUND  
County WALTON  
State FL  
Zip Code 32461

### Amenities

Amenities Beach, Deed Access, Gated Community, Pool, Pets Allowed, Short Term Rental - Allowed  
Utilities Electric Available  
Parking Spaces 2  
Parking Garage: Attached, Garage  
# of Garages 2  
Is Waterfront Yes  
Waterfront Lake  
Water View Lake  
Has Pool Yes  
Pool Community, Private

### Interior

Interior Features Ceiling Tray/Cofferd, Kitchen Island, Breakfast Bar, Ceiling Crwn Molding, Floor Hardwood, Furnished - All, Lighting Recessed, Pantry, Plantation Shutters, Walls Wainscoting, Window Treatment All, Woodwork Painted  
Appliances Dishwasher, Microwave, Smoke Detector, Disposal, Dryer, Freezer, Range Hood, Refrigerator W/Ice Maker, Security System, Washer, Wine Refrigerator  
Heating A/C: Central Gas  
Cooling Ceiling Fans, A/C: Central Gas  
# of Stories 2

### Exterior

Exterior Roof Composite Shingle, Siding CmntFbrHrdBrd  
Exterior Features Porch Screened, Fenced Lot-Part, Hot Tub, Shower, Fireplace, Summer Kitchen

Lot Description	Within 1/2 Mile Of Water
Roof	Roof Composite Shingle

### **School Information**

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	1390.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Berkshire Hathaway HomeServices
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