

\$2,225,000 - 640 Medley St Lot 55, WATERSOUND

MLS® #936697

\$2,225,000

5 Bedroom, 6.00 Bathroom, 3,856 sqft
Detached Single Family on 0.00 Acres

WATERSOUND ORIGINS, WATERSOUND, FL

A BRAND NEW PLAN by ARKON, introducing BELLE! **New luxury upgrade added with NO price improvement!! The builder added an Outdoor Cabana with a Fireplace to compliment and complete your outdoor experience. A new masterpiece hosting 5 bedrooms, 5.5 bathrooms, 2 laundry rooms, an office, a media room, carport, 2-car detached garage, an outdoor summer kitchen and heated pool. This stunning new spec home is situated near the Origins Golf Course on a lot backing up to conservation area and is expected to be complete by Summer 25'. As you approach the Belle, you'll be greeted by the charming front porch that spans the width of the house, providing a warm and inviting entrance. One of the first details you'll notice is 12-foot ceilings and the effortless flow of this thought-out design checking off all the boxes.

The first floor hosts a spacious Primary Suite with a large walk-in closet, a home office, a designated dining area, open-concept kitchen and living room with gas fireplace, a wet bar and large laundry room. The comfortable outdoor living space includes a screened porch, summer kitchen with a gas grill and sink, cabana with a gas fireplace and a private, heated pool with sun shelf for lounging.

The Watersound Origins community is one of South Walton's most coveted neighborhoods for its exceptional amenities, beautiful new



homes, and prime location. Amenities include the Village Commons pool & fitness center, sports courts, miles of nature trails, dock access to Lake Powell, unlimited golf, and lots of green space for outdoor play. The all new Watersound Town Center brings a new level of excitement and convenience to the community with a Publix Super Market, delicious restaurants, healthcare facilities, and more right at the entrance to the neighborhood!

*Pricing for inventory homes include lot premiums and may include optional upgrades. Added options/upgrades and pricing are subject to change. Please check with the on-site community specialists for the latest information for this home.

Built in 2025

Essential Information

MLS® #	936697
Price	\$2,225,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,856
Acres	0.00
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	640 Medley St Lot 55
Area	30A East
Subdivision	WATERSOUND ORIGINS
City	WATERSOUND
County	WALTON

State FL
Zip Code 32461

Amenities

Amenities Community Room, Dock, Exercise Room, Fishing, Golf, No Short Term Rental, Picnic Area, Playground, Pool, Tennis, Waterfront, Pets Allowed, Pickle Ball

Utilities Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available, Tap Fee Paid

Parking Spaces 2

Parking Garage: Detached, Carport

of Garages 2

Has Pool Yes

Pool Pool - Heated, Pool - In-Ground, Community, Private

Interior

Interior Features Ceiling Crwn Molding, Ceiling Raised, Fireplace Gas, Floor Hardwood, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Shelving, Washer/Dryer Hookup, Wet Bar, Woodwork Painted

Appliances Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator W/Ice Maker, Smoke Detector, Warranty Provided, Stove/Oven Dual Fuel

Heating Heat: Central Electric

Cooling A/C: Central Electric, A/C: High Efficiency

Fireplace Yes

Fireplaces Fireplace Gas

of Stories 2

Exterior

Exterior Roof Dimensional Shingle, Roof Pitched, Siding CmntFbrHrdBrd, Foundation Slab On Grade

Exterior Features Cabana, Fenced Lot-Part, Pool - Heated, Pool - In-Ground, Porch Covered, Porch Screened, Shower, Sprinkler System, Fireplace, Summer Kitchen

Lot Description Interior

Windows Storm Windows

Roof Roof Dimensional Shingle, Roof Pitched

Foundation Foundation Slab On Grade

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	585.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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