

# \$945,000 - 91 Catface Dr, WATERSOUND

MLS® #953332

## \$945,000

3 Bedroom, 3.00 Bathroom, 1,984 sqft  
Detached Single Family on 0.00 Acres

WATERSOUND ORIGINS, WATERSOUND, FL

Watersound Origins is more than just a community; it's a lifestyle. Don't miss out on this rare opportunity to own in paradise. This charming 3-bedroom, 3-bathroom Florida cottage is ideally situated near the beach in the highly sought after Watersound Origins master planned community. This beautiful one-story residence is located on a corner lot in an established neighborhood away from construction noise and nuisance. IYKYK. This home offers a perfect blend of comfort and elegance, featuring three spacious bedrooms and generous living areas with 10 foot ceilings. As you step inside, you'll be greeted by an open foyer that sets the tone for the rest of the home. The open floor plan allows for seamless flow between the living room, dining area, and kitchen, creating an ideal space for entertaining and gatherings.

The heart of the home is the expansive living room with fireplace, filled with natural light and offering ample space for relaxation and entertaining. Adjacent to the living room is the gourmet kitchen, equipped with stainless steel appliances including a Thermador stainless steel 6 burner gas 36" range with vent hood and an ample island, making it a chef's delight. The walk-in pantry has custom shelving and a wine fridge electrical outlet so you have plenty of storage space for dishes and entertaining accoutrements.

The primary bedroom features 2 large walk-in



closets and is a tranquil retreat, complete with a luxurious ensuite bathroom featuring an oval tub, separate shower, and dual vanities. The two additional bedrooms are also generously sized, perfect for guests or a home office. The middle bedroom offers an ensuite bath and spacious closet.

One of the standout features of this home is the expansive screened porch. This outdoor living space provides the perfect spot for enjoying your morning coffee, hosting summer barbecues, or simply unwinding after a long day. The porch swing (included) is the perfect location to curl up with a book. And this spacious corner lot offers room for a pool and summer kitchen or plenty of yard space for fur babies.

Nestled in a vibrant community, this home offers an array of amenities including a golf course, tennis and pickle ball courts, fitness center, playground, special events lawn, community garden, walking and bike trails, making it perfect for active lifestyles. Enjoy leisurely days on the greens with friends or competitive matches on the courts, all just steps from your front door.

Beyond the community amenities, you'll find yourself just a short distance from the pristine white sand beaches and crystal-clear waters. Spend your days sunbathing, swimming, or exploring the coast.

Located at the nearby community entrance is Watersound Origins Town Center. This retail space features: medical offices, a Publix grocery store, local restaurants, coffee shops, and an entertainment venue location. The new Watersound Town Center hosts annual events such as: singer songwriter festival, summer concerts, farmer's markets and more. Also nearby is the newly planned nature and arts

destination featuring the house sculpture by Richard Serra. Which is quickly gaining national media attention and interest.

Watersound Origins has 6 month lease minimums, which allows for a combination of primary and second home owners in the community.

Features list not commonly found in other properties are:

- \* Corner lot
- \* Fireplace -\$10,000 upgrade
- \* 36" Theramdor 6 burner gas range and vent hood, stainless
- \* Shiplap detailing
- \* Engineered wire-brushed hardwood floors
- \* 10' ceilings
- \* Custom Hunter Douglas window treatments -\$12,000 upgrade
- \* Custom lighting
- \* Storage room, utility room and walk-in pantry with electrical
- \* 2 laundry hookups: garage and interior
- \* Rain gutters
- \* Screen porch with swing included
- \* 2 car garage
- \* Smart home wired
- \* Grohe faucet upgrades with handheld shower heads
- \* Wifi technology - Thermador range, thermostat, washer/dryer
- \* Fenced yard
- \* Romair Construction, Eastport plan
- \* Room for a pool
- \* One level living
- \* Golf course, Tennis and pickle ball courts
- \* Pool and playground
- \* Fitness Center
- \* Drive, walk, bike or golf cart to Publix grocery store, medical offices and shops
- \* Close proximity to the beach

Schedule a viewing today and start living the

coastal lifestyle you've always dreamed of!

Built in 2021

### Essential Information

MLS® #	953332
Price	\$945,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,984
Acres	0.00
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

### Community Information

Address	91 Catface Dr
Area	30A East
Subdivision	WATERSOUND ORIGINS
City	WATERSOUND
County	WALTON
State	FL
Zip Code	32461

### Amenities

Amenities	Dock, Exercise Room, Fishing, Pets Allowed, Pickle Ball, Picnic Area, Pool, Tennis, TV Cable Available, Golf, Minimum Rental Prd, Playground
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Community, Private

### Interior

Interior Features	Breakfast Bar, Fireplace, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - None, Kitchen Island, Lighting Recessed, Pantry, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator W/Ice Maker, Security System, Smoke Detector, Washer, Stove/Oven Gas
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, A/C: High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	1

## Exterior

Exterior	Frame, Siding CmntFbrHrdBrd, Foundation Slab On Grade, Roof Shingle/Shake
Exterior Features	Fenced Back Yard, Rain Gutter, Sprinkler System, Porch Open, Porch Screened
Lot Description	Covenants, Sidewalk, Corner
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	585.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	EXP Realty LLC
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