# $5,250,000 - 85 N Watch Tower Lane, Watersound

MLS® #1009065

**$5,250,000**

5 Bedroom, 6.00 Bathroom, 4,025 sqft

Residential

WATERSOUND BEACH, Watersound, FL

Experience unparalleled privacy and refined coastal living in this beautifully updated WaterSound Beach residence, offering a four-bedroom main home, a one-bedroom carriage house above a detached two-car garage, and a serene outdoor courtyard with a heated swimming pool. Perfectly positioned on a quiet cul-de-sac alongside a meandering creek, this home enjoys a rare sense of tranquility in the heart of the community. Thoughtfully enhanced with extensive recent upgrades, the interiors blend timeless design with elevated modern finishes. Light-filled living spaces welcome you with clean lines, custom draperies, and multiple sitting areas anchored by a gas fireplace.

The kitchen is both functional and striking, featuring quartz countertops, a dramatic counter-to-ceiling designer backsplash, and a full suite of Wolf and Sub-Zero appliances, now complemented by a new ice maker and thoughtfully curated designer hardware. A newly added custom built-in bar with backlit quartzite and under-counter lighting creates a sophisticated focal point for entertaining. Recent enhancements throughout the home include a new roof, new third-floor picture window, teak porch decking, designer lighting and wallpaper, updated plumbing fixtures, and custom California Closets--a highly sought-after upgrade that adds both luxury and functionality. Additional upgrades such as new built-in garage refrigeration, updated

fireplaces with modern controls, and curated furnishings--including RH outdoor pieces and designer dining elements--further elevate the home's turnkey appeal. The primary living area opens to a cozy screened porch leading to a private courtyard oasis, complete with a heated pool, outdoor kitchen and grill, fireplace, and TV--all overlooking the serene creek, framed by mature trees that create a lush and private backdrop.

Two luxurious primary suites--one on each level--offer exceptional comfort and privacy. The first-floor suite features soaring ceilings, a spacious walk-in closet, and direct access to the pool, while the second-floor suite includes a fireplace and a generous covered porch overlooking the creek. Both offer spa-like bathrooms with dual vanities, soaking tubs, and walk-in showers. Upstairs, a guest suite with a private balcony and ensuite bath complements the third-floor retreat, which includes four custom built-in bunks, a full bath, a secondary living area, wet bar, and gulf views--an ideal space for guests or extended family. The carriage house provides additional flexibility with its own living area, bedroom, full kitchen, office nook, and private bath--perfect for guests or rental income.

Located within the gated WaterSound Beach community, south of Scenic Highway 30A, residents enjoy a rare blend of seclusion and access to world-class amenities, including resort-style pools, a fitness center, green spaces, and private boardwalks leading to one of the most pristine stretches of coastline along 30A. Whether as a full-time residence or an investment property, this meticulously upgraded home offers a rare opportunity to own a truly exceptional piece of WaterSound Beach.

Built in 2008

## Essential Information

| | |
|---|---|
| MLS® # | 1009065 |
| Price | $5,250,000 |
| Sold Price | $5,200,000 |
| Date Sold | $2026-09-18 |
| Bedrooms | 5 |
| Bathrooms | 6.00 |
| Full Baths | 5 |
| Half Baths | 1 |
| Square Footage | 4,025 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached Single Family |
| Style | Beach House |
| Status | Sold |

## Community Information

| | |
|---|---|
| Address | 85 N Watch Tower Lane |
| Area | 18 - 30A East |
| Subdivision | WATERSOUND BEACH |
| City | Watersound |
| County | Walton |
| State | FL |
| Zip Code | 32461 |

## Amenities

| | |
|---|---|
| Utilities | Electric, Gas - Natural, Public Sewer, Public Water, TV Cable |
| Parking | Garage Door Opener, Garage Detached, Guest |
| # of Garages | 2 |
| View | Gulf |
| Has Pool | Yes |
| Pool | Heated, In Ground |

## Interior

| | |
|---|---|
| Interior Features | Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Fireplace 2+, In-Law Floorplan, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Shelving, Woodwork Painted |
| Appliances | Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater |

| | |
|---|---|
| Heating | Central, Gas - Natural |
| Cooling | Central Air, Ceiling Fan(s) |
| Fireplace | Yes |
| Fireplaces | EPA Qualified Fireplace |
| # of Stories | 3 |

## Exterior

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|---|---|
| Exterior Features | Balcony, Outdoor Shower, Sprinkler System, Separate Living Area, Outdoor Kitchen |
| Lot Description | Covenants, Cul-De-Sac, Within 1/2 Mile to Water |
| Windows | Window Treatments |
| Roof | Composite Shngl |
| Construction | Shake Siding, Wood Siding |
| Foundation | Foundation On Piling |

## School Information

| | |
|---|---|
| Elementary | Dune Lakes |
| Middle | Seaside |
| High | South Walton |

## Additional Information

| | |
|---|---|
| Days on Website | 75 |
| Zoning | Resid Single Family |

## Listing Details

| | |
|---|---|
| Listing Office | Scenic Sotheby's International Realty |

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