

# **\$1,650,000 - 21 Sapling Street, Watersound**

MLS® #920829

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## **\$1,650,000**

4 Bedroom, 4.00 Bathroom, 2,770 sqft

Residential on 0.21 Acres

WATERSOUND ORIGINS, Watersound, FL

Just Reduced \$100,000. Built in 2020, this impeccable, highly upgraded Huff Home offers seamless one-level living with a private pool on a quiet, 5-home street in the desirable Stillwater Phase of Watersound Origins. Situated on a large, private lot with a wooded preserve in the back and a community park in the front, enjoy a calming sense of seclusion at this Gardenia plan with 2,770 sq ft of spacious living area with 4 large bedrooms, an office, and 3.5 bathrooms. From the moment of entry, notice an array of customizations including 10' ceilings, 8' doors, and crown molding throughout as well as shiplap accents and 4.5' plantation shutters. The living room is anchored by an electric fireplace with reclaimed wood mantle and custom, built-in shelving. Plus a well-equipped, gourmet kitchen. Expertly equipped, the kitchen offers floor-to-ceiling cabinets, granite countertops, and Bosch stainless steel appliances including a vent hood and Sharp drawer microwave. All bedrooms are spacious enough to accommodate king-size beds plus feature bathrooms with designer-selected tile and extended closets outfitted with built-ins.

Outdoors, the home boasts a large paver patio, a saltwater, heated, Gunite/Pebble Tech pool and spa as well as a fenced-in backyard with privacy fence, irrigation system, and iPhone-controlled pool and spa equipment. Gutters, downspouts, and rain chains have been installed to siphon water away from the



home, and twinkling lights and landscape lighting have been added to enhance the backyard ambiance. The home also features over 390 sq ft of covered porches, including a large, inviting screened-in porch. The extended garage has custom storage and a commercial grade floor treatment as well as a washtub. Additional highlights include an alarm system with door and window sensors, a Culligan reverse-osmosis water filtration system, and a 24 KW whole-house generator. This is truly a one-of-a-kind home, offering all-one-level living with high-end finishes, custom upgrades, and ample space for entertaining and relaxing.

Homeowners can access Watersound Origins fitness center, seasonally heated community pool, and direct dock access to Lake Powell with kayaks and canoes provided by the community. Plus the Executive Golf course, tennis / pickle ball courts, basketball court and hiking/biking trails all within the community. Watersound Origins also connects to the Panama City Beach Conservation Park via a 5-mile trail for the nature lover. Located just a short distance from the community town center with Brand New Publix, Scenic Highway 30A with countless dining, local shopping, events, and attractions. Owners also have the opportunity to join the St. Joe Beach Club featuring: private beach access, beach services, 2 pools, multiple restaurants, and a bar with gulf views, 2 private golf courses (Camp Creek and Sharks Tooth ) and the brand new Lifestyle Center at Camp Creek. Please inquire with membership for more info and latest offerings.

Built in 2020

## **Essential Information**

MLS® #                      920829

Price	\$1,650,000
Sold Price	\$1,650,000
Date Sold	\$2023-07-13
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,770
Acres	0.21
Year Built	2020
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### Community Information

Address	21 Sapling Street
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS
City	Watersound
County	Walton
State	FL
Zip Code	32461

### Amenities

Amenities	Dock, Exercise Room, Fishing, Golf, Pets Allowed, Picnic Area, Playground, Pool, No Short Term Rental, Tennis, Waterfront
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking Spaces	2
Parking	Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Pool - Gunite Concrtr, Pool - In-Ground, Private

### Interior

Interior Features	Ceiling Raised, Floor Hardwood, Furnished - None, Kitchen Island, Lighting Recessed, Washer/Dryer Hookup
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Refrigerator W/IceMk, Stove/Oven Gas, Washer

Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, AC - High Efficiency
# of Stories	1

**Exterior**

Exterior	Frame, Roof Dimensional Shg, Siding CmntFbrHrdBrd, Slab
Exterior Features	BBQ Pit/Grill, Deck Covered, Fenced Back Yard, Patio Covered, Pool - Gunite Concrtr, Pool - In-Ground, Porch Screened, Rain Gutter
Lot Description	Covenants, Restrictions
Roof	Roof Dimensional Shg
Construction	Frame
Foundation	Slab

**School Information**

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

**Additional Information**

Days on Website	404
Zoning	Resid Single Family
HOA Fees	585.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Berkshire Hathaway HomeServices
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