

\$3,200,000 - 305 Pollard Cove East Lot 94, Watersound

MLS® #989223

\$3,200,000

5 Bedroom, 7.00 Bathroom, 4,928 sqft
Residential

WATERSOUND ORIGINS, Watersound, FL

The Evangeline Plan by Key Lime Construction showcases timeless coastal architecture blended with refined modern design, offering 4 bedrooms, 4 full baths, 2 half bathrooms in the main house plus a carriage bedroom with a full bathroom, kitchenette, and flex area over the detached 2-car garage.

From the moment you enter through the brick-arched foyer, the home welcomes you with soft natural light, engineered hardwood flooring, and an effortless open-concept layout designed for both comfort and sophistication.

The living room features custom built-ins and a direct-vent brick fireplace, creating an inviting focal point for family and guests. The gourmet kitchen serves as the heart of the home, anchored by dual 10-foot islands, one ideal for daily prep and casual seating, and the other enhanced with both an under-counter beverage refrigerator and a wine cooler. Premium Wolf/Sub-Zero appliances, including a cabinet-panel refrigerator, blend professional performance with polished design. Two separate walk-in pantries (one being a fully equipped butler's pantry styled as a modern-day scullery) offer remarkable functionality, complete with a double-oven, refrigerator, dishwasher, sink, and ample storage. Arched openings lead seamlessly to the dining area and adjoining sitting room, creating an airy sense of connection



throughout the home's central living spaces.

The primary suite on the main level offers a peaceful retreat featuring tray ceilings, a spa-inspired bath with dual vanities, a freestanding soaking tub, a glass-enclosed shower with dual shower heads, and a large custom walk-in closet with built-in wood shelving.

Upstairs, three additional guest suites, each with a walk-in closet, offer private bath access and thoughtfully curated finishes. Tucked away on this level, an expansive media room with a vaulted ceiling provides an inviting retreat for entertainment or relaxation.

A true showstopper, the outdoor living area unfolds as a private, resort-style sanctuary featuring a retractable-screen porch with heirloom brick flooring and a gas fireplace overlooking the saltwater pool with sun shelf and integrated spa. Beyond, a built-in fire pit and brick pavilion with a fully equipped summer kitchen complete with NatureKast cabinetry, natural gas grill, beverage refrigerator, sink, and covered lounge area create the perfect setting for year-round entertaining. A dedicated pool powder room adds convenience to this exceptional outdoor oasis.

Architectural details such as James Hardie siding, KDAT wood columns, corrugated metal roofing, and brick accents reinforce the home's enduring quality and craftsmanship. With 8-foot solid core doors, quartz countertops throughout, under-cabinet lighting, and custom millwork in every room, the Evangeline Plan embodies coastal luxury at its finest an exceptional offering in the heart of Powell Landing East at Watersound Origins.

Estimated completion: June 2026

Experience refined coastal living in one of Watersound Origins' most sought-after neighborhoods nestled alongside Lake Powell. The Watersound Origins community offers an unparalleled lifestyle in South Walton - exceptional amenities, notoriously friendly and welcoming atmosphere, zero short-term rentals, and close proximity to all that 30A and Inlet Beach has to offer. Enjoy the zero-entry pool, playground, sports courts, and fitness center at the Village Commons, play a round of golf or foot golf at the Origins Golf Course, or take a walk along the many miles of walking and biking trails that wind all throughout the neighborhood!

The new Watersound Town Center located at the entrance to the community offers several fantastic dining options (casual and formal), medical services, Starbucks, Publix, a Pavilion that hosts events year round, and more!

Built in 2026

Essential Information

MLS® #	989223
Price	\$3,200,000
Sold Price	\$3,200,000
Date Sold	\$2026-09-22
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,928
Year Built	2026
Type	Residential
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	305 Pollard Cove East Lot 94
Area	18 - 30A East
Subdivision	WATERSOUND ORIGINS
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, TV Cable, Tap Fee Paid, Underground
Parking	Garage Door Opener
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Bookcases, Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Shelving, Washer/Dryer Hookup, Wet Bar, Woodwork Painted
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Private Yard, Hot Tub, Outdoor Shower, Sprinkler System, Separate Living Area, Outdoor Kitchen, Rain Gutters
Lot Description	Interior Lot, Wooded
Roof	Metal
Construction	Steel Frame, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website 344
Zoning Resid Single Family

Listing Details

Listing Office Watersound Real Estate

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