

\$4,975,000 - 44 Tidepool Lane, Watersound

MLS® #897894

\$4,975,000

5 Bedroom, 7.00 Bathroom, 3,760 sqft

Residential on 0.13 Acres

WATERSOUND BEACH PH 2, Watersound, FL

Welcome home to 44 Tidepool Lane in Watersound Beach. This gracious home is perfectly located on "Puttering Park" which allows for a private peaceful oasis. This floor plan is complete with 5 bedrooms, 5 full baths, and 2 half baths. Upon entering this beautifully appointed home you will find an open light and bright living area complete with tabby finished gas fireplace, rough hewn beams, white washed oak floors, and shiplap throughout. Just off the living/dining area is a fully equipped oversized "Chef's Style" kitchen. This gourmet kitchen is loaded with high end appliances by Viking, Signature Series, Uline ice maker, wine cooler, prep sink and pot filler. Custom cabinetry, aqua marine quartz countertops, and beautiful arched architectural details finish the area. There is an abundance of storage including a large pantry with coffee bar. Also, located on the first floor is the owner's suite that is appointed with his and hers sinks, beautiful windows and a private screened porch for easy access to pool. Located off the living area is a large screened porch that includes a fireplace, TV and access to the heated pool that is equipped with swim deck and water feature. The outdoor area is private and expansive with beautiful views of the park. The owners just recently installed new pavers and landscaping.

Continuing to the 2nd floor you will find a mother-in-law suite with a full bath, morning



kitchen and private balcony. Also on the 2nd floor there is an additional owner's suite complete with soaker tub, shower, double sinks, and a private screened porch. The 3rd oversized bedroom has beautiful high ceilings trimmed with shiplap walls, ensuite and a private porch. The fourth bedroom is generous in size with 2 sets of bunks and private bath. There is also a common den area for this floor with built-in seating and TV. A spiral staircase leads to the 3rd floor tower, which can be used as an office, cocktail area, or additional sleeping for the kids. The oversized laundry is located on the first floor with a great utility sink, and numerous built-in cabinets. There is also a handy laundry chute on the 2nd floor, and whole house central vac system.

Recent upgrades to this home include new furnishings, rugs, lighting, upgraded Sonos, new HVAC 2nd floor, new digital thermostats throughout, window coverings, new refrigerator, pavers, landscaping, new pool heater, new gutters, trim paint sprinkler system, and screened porch on 2nd floor. Watersound Beach is without a doubt the premier beachfront community on 30A. Its breathtaking rolling dunes and unspoiled beaches makes Watersound Beach the diamond of 30A.

Built in 2014

Essential Information

MLS® #	897894
Price	\$4,975,000
Bedrooms	5
Sold Price	\$4,530,000
Bathrooms	7.00
Date Sold	2022-07-12
Full Baths	5
Days until Sold	64

Half Baths	2
Square Footage	3,760
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	44 Tidepool Lane
Area	18 - 30A East
Subdivision	WATERSOUND BEACH PH 2
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Community Room, Exercise Room, Gated Community, Pets Allowed, Playground, Pool, TV Cable, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	1
Parking	Garage Attached
# of Garages	1
Has Pool	Yes
Pool	Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Private

Interior

Interior Features	Breakfast Bar, Ceiling Beamed, Ceiling Raised, Ceiling Vaulted, Fireplace 2+, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - Some, Guest Quarters, Kitchen Island, Pantry, Plantation Shutters, Shelving, Washer/Dryer Hookup, Wet Bar, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Central Vacuum, Dishwasher, Dryer, Ice Machine, Microwave, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect, Ceiling Fans

Fireplace	Yes
Fireplaces	Fireplace 2+, Fireplace Gas
# of Stories	3

Exterior

Exterior	Frame, Roof Dimensional Shg, Roof Metal, Siding CmntFbrHrdBrd, Siding Shake
Exterior Features	Balcony, Fenced Back Yard, Fireplace, Guest Quarters, Pool - Gunit Concr, Pool - Heated, Pool - In-Ground, Porch, Porch Open, Porch Screened, Sprinkler System
Lot Description	Covenants, Interior, Within 1/2 Mile to Water
Roof	Roof Dimensional Shg, Roof Metal
Construction	Frame

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	737
Zoning	Resid Single Family
HOA Fees	1290.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Engel & Volkers 30A Beaches
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