

\$11,500,000 - 114 S Watch Tower Lane, Watersound

MLS® #906738

\$11,500,000

6 Bedroom, 7.00 Bathroom, 5,024 sqft

Residential on 0.14 Acres

Watersound Beach, Watersound, FL

Poised Gulf-front in the gated community of Watersound Beach, 114 S Watchtower Lane boasts quintessential coastal living. Situated on the iconic sprawling dunes, this immaculate beach home with private pool is just steps from the beach and a short bike or golf cart ride to the coveted Watersound Beach Club. A talented and renowned team, comprised of architect Tyler Doin and builder Regal Stephens Construction, created the ideal luxury beach house, exuding a high level of elegance while maintaining the natural elements of comfortable coastal design. Four spacious floors feature numerous balconies that provide breathtaking views of the sugary sands and crystal clear waters of the Emerald Coast. Upon entering through the custom Mahogany doors, you are well greeted by a tall foyer with grand staircase, calacatta gold marble flooring and v-groove wood paneled ceilings. An elevator provides convenient access between levels. Continue from the foyer into the interior pool room with wet bar and exit the french doors to the pool deck. The peacock paver pool deck is situated along the west side presenting a chic infinity pool flanked with fire bowls. The pool deck connects to a covered deck along the south side, which houses the summer kitchen and spiral staircase leading to upper decks, complete with ipe decking. Three guest bedrooms, with full baths, are housed on the first level, one being a junior master, located along the south side, dune-front. The second level boasts a



fully appointed chef's kitchen with calacatta gold marble countertops including a cascade waterfall island, a striking glass tile backsplash, a custom designed hood, and high-end appliances. The kitchen is open to the living area overlooking the gulf, with custom stone fireplace and doors opening to the covered deck with additional fireplace. Two additional guest rooms, with full baths, are housed on the second level, one of these being a large attached guest suite above the garage, which includes the opportunity to add on a sellable golf cart. The guest suite features a morning kitchen and private door and stairway. Mount to the third level fully dedicated to the master suite, with morning kitchen and a separate office and lounge room. Gulf views expand at this level. The deck conveys access via another spiral staircase up to a fourth level deck for exceptional expansive sunsets over the gulf. Come discover luxury coastal living at 114 South Watch Tower Lane in WaterSound Beach.

Built in 2016

Essential Information

MLS® #	906738
Price	\$11,500,000
Bedrooms	6
Sold Price	\$10,750,000
Bathrooms	7.00
Date Sold	2023-02-28
Full Baths	6
Days until Sold	187
Half Baths	1
Square Footage	5,024
Acres	0.14
Year Built	2016
Type	Residential

Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	114 S Watch Tower Lane
Area	18 - 30A East
Subdivision	Watersound Beach
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Deed Access, Exercise Room, Fishing, Gated Community, Pavillion/Gazebo, Pets Allowed, Picnic Area, Playground, Pool, TV Cable, Waterfront, Whirlpool
Utilities	Community Sewer, Community Water, Gas - Propane, Phone, TV Cable
Parking Spaces	2
Parking	Garage, Garage Detached, Golf Cart Enclosed
# of Garages	2
Is Waterfront	Yes
Waterfront	Gulf, Gulf/Pass
Has Pool	Yes
Pool	Pool - Enclosed, Pool - In-Ground, Private

Interior

Interior Features	Breakfast Bar, Ceiling Beamed, Elevator, Floor Hardwood, Furnished - All, Guest Quarters, Kitchen Island, Owner's Closet, Pantry, Plantation Shutters, Walls Paneled, Washer/Dryer Hookup, Wet Bar, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Refrigerator W/IceMk, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect, Ceiling Fans
# of Stories	3

Exterior

Exterior	Roof Metal, Roof Shingle/Shake, Siding Wood
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Exterior Features	Balcony, Deck Covered, Deck Enclosed, Deck Open, Fenced Lot-Part, Fenced Privacy, Patio Covered, Patio Enclosed, Patio Open, Pool - Enclosed, Pool - In-Ground, Porch, Porch Open, Porch Screened, Shower, Summer Kitchen
Lot Description	Corner, Covenants, Cul-De-Sac, Restrictions, Sidewalk, Survey Available, Within 1/2 Mile to Water
Roof	Roof Metal, Roof Shingle/Shake

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	630
Zoning	Resid Single Family
HOA Fees	1290.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Coastal Luxury
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