

# WaterSOUND

ORIGINS<sup>SM</sup>

Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property.



This page and cover: *Village Commons*

*Dream a Home.  
Discover a Lifestyle.*



DREAM A HOME.

DISCOVER WATERSOUND ORIGINS.<sup>SM</sup>

The Watersound Origins Community is Florida's favorite coastal village—an extraordinary community nestled amongst nature, offering a coastal lifestyle and access to exceptional amenities. Within 3 miles of the pristine South Walton beaches and the excitement of Northwest Florida's famed 30A corridor, it's a place for families to connect and grow and a haven for those dreaming of the next chapter in their life. Immediate occupancy and interesting lot/home packages are available.



*Watersound Origins bike path*



*The dock at Lake Powell*



*Huff Homes model home*

# DREAM A HOME. DISCOVER NORTHWEST FLORIDA.

Northwest Florida is Florida's best-kept secret. It has world-renowned white sand beaches and some of nature's most inspiring coasts and breathtaking woodlands. Northwest Florida is a convergence of southern charm and relaxed beach elegance ensuring that every new resident feels at home.

Easily accessible to major metropolitan areas, the Northwest Florida Beaches International Airport is approximately 23 miles away from the Watersound Origins community, while Interstate 10 can be directly accessed via Highway 331 or Highway 79.





*Deer Lake State Park (approx. 6 miles away)*  
Image depicted on this page is not located within the community



# DREAM A HOME. DISCOVER GOLF.

Whether golf is already your passion or you've always wanted to explore the sport, the Watersound Origins community has its own golf club located in the heart of the community. The Origins Golf Club is a Davis Love six-hole regulation course that alternatively plays as a ten-hole par 3 layout through the use of alternate



*Origins may be played as a 6-hole regulation or 10-hole Par 3.*

tee boxes and auxiliary greens. The vision for this short course was to make golf fun and accessible to families, beginners and casual golfers. For golf enthusiasts, there are 13 other championship golf courses located within 25 miles of the Watersound Origins community.



*Village Commons*



*Course designed by Davis Love III*



*Carts available at the Watersound Café*

# DREAM A HOME. DISCOVER THE OUTDOORS.

The Watersound Origins community embraces nature and allows homeowners to interact with the outdoors in a multitude of experiences.

Thoughtfully planned walking and biking trails wind through natural landscapes, among homes and amenities. Community parks including Wind Garden Park and Crescent Park offer multi-use sport and event spaces that create a natural gathering place and extend the enjoyment of the outdoors beyond your backyard.

Access to water is never far given that the Watersound Origins community is nestled along the banks of Lake Powell, one of South Walton's rare dune lakes. Homeowners have access to the Lake Powell dock perfect for fishing, kayaking, canoeing or just enjoying the serenity of one of nature's most biodiverse creations.



*Crescent Park*



*The dock at Lake Powell*



*Village Commons*



*The dock at Lake Powell*

# THE WATERSOUND TRAIL



Water sound

HOURS:  
WEATHER PERMITTED  
DARK TO DARK

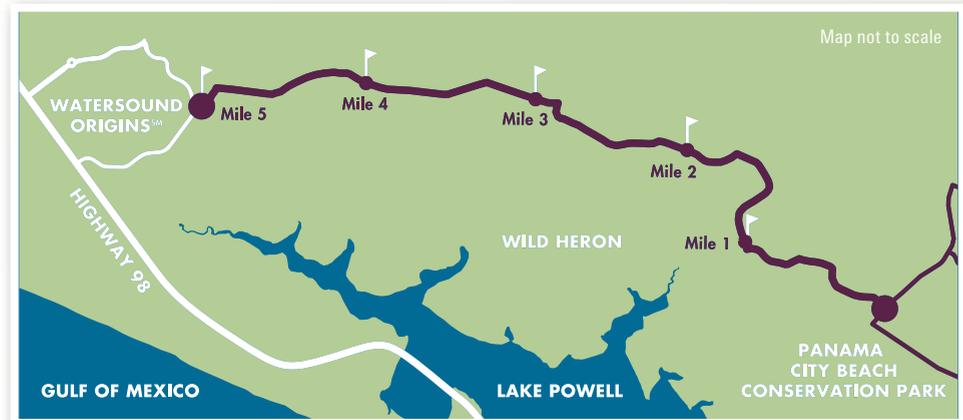
SAFETY CHECKLIST:  
1. WATER 2. SNOWS  
3. WEATHER 4. MAP

TRAIL RULES:  
1. STAY ON THE TRAIL  
2. DO NOT FEED WILDLIFE  
3. DO NOT LIT FIRE  
4. DO NOT ALCOHOL  
5. DO NOT DRUGS  
6. DO NOT WEAPONRY  
7. DO NOT CAMP  
8. DO NOT BURN RUBBER  
9. DO NOT BURN TIRE  
10. DO NOT BURN WOOD  
11. DO NOT BURN PLASTIC  
12. DO NOT BURN METAL  
13. DO NOT BURN GLASS  
14. DO NOT BURN PAPER  
15. DO NOT BURN RUBBER  
16. DO NOT BURN TIRE  
17. DO NOT BURN WOOD  
18. DO NOT BURN PLASTIC  
19. DO NOT BURN METAL  
20. DO NOT BURN GLASS  
21. DO NOT BURN PAPER

# DREAM A HOME. DISCOVER THE TRAIL.

Completed in 2014, The Watersound Trail connects the Watersound Origins community to the beautiful and expansive Panama City Beach Conservation Park.

This 5-mile trail begins at Watersound Origins Village Commons and winds through pine forests along historic logging roads and is perfect for a walk, run or quiet bike ride through nature. Mileage markers and educational signage along the trail help identify the unique wild life, flora and fauna throughout the area making the trail a perfect retreat for beginners and outdoor enthusiasts alike.



*Walk, bike, or cart along the Watersound Trail*



*Watersound Trail*



*Watersound Trail*

# DREAM A HOME. DISCOVER FITNESS.

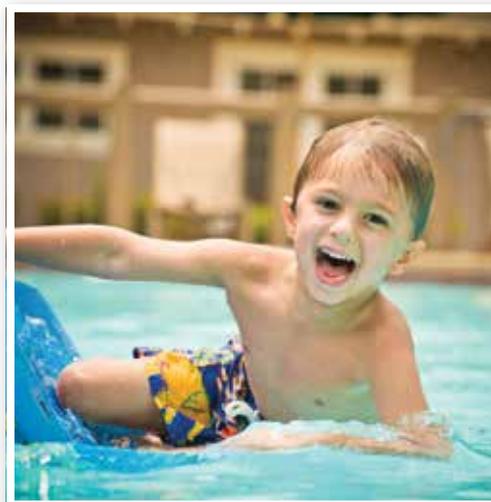
The Watersound Origins community was designed to offer access to a plethora of experiences that will nurture an active, healthy lifestyle.

With access to a Fitness Center and seasonally heated pool at the Village Commons, a refreshing workout is always within reach.

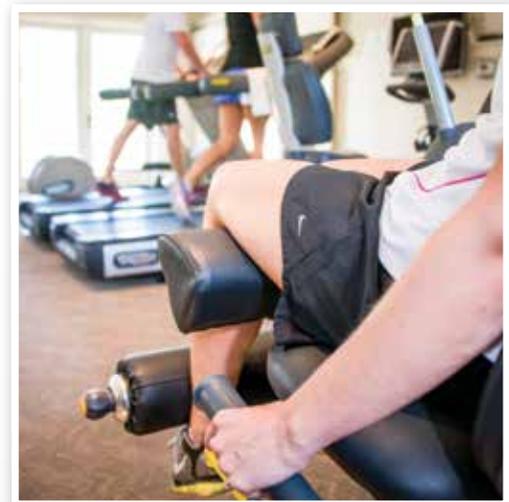
If you prefer nature-based recreation you can kayak on Lake Powell, bike the trails or join any of the outdoor exercise and wellness classes that are offered throughout the year in the green spaces.



*Workout facility at Village Commons*



*Village Commons pool*



*Workout facility at Village Commons*





*Deer Lake State Park (approx. 6 miles away)*

Images depicted on this page and opposite are not located within the community

# DREAM A HOME. DISCOVER THE BEACH.

South Walton is home to some of the most beautiful beaches in the world, the perfect place to soak up the sun, bury your toes in the sand and dive into the surf. The Watersound Origins community is located only 3 miles north of the Winston Lane South Walton public beach access, 4 miles from Camp Helen State Park and 6 miles from Deer Lake State Park.

Camp Helen State Park offers access to both the beaches and Lake Powell as it is a 180 acre peninsula surrounded by water on three sides with activities that range from swimming, beachcombing and hiking to both freshwater and saltwater fishing.

Deer Lake State Park is named for the coastal dune lake within its boundaries and offers an almost 1,995 acre landscape for some of Florida's rarest fauna and flora to thrive. Deer Lake Park offers a unique beach experience with a boardwalk over the dunes that offers a unique glimpse of the dune lake eco-system.



*Inlet Beach (approx. 3 miles away)*



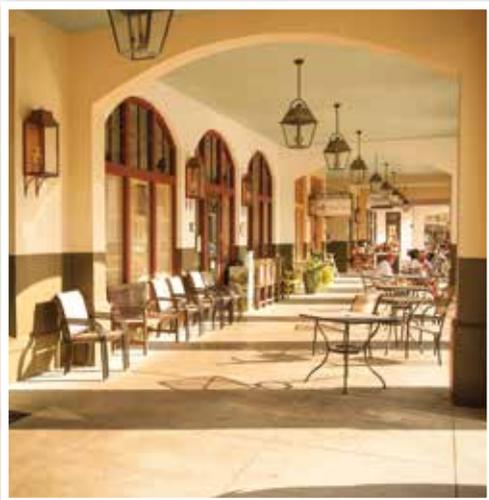
*Deer Lake State Park (approx. 6 miles away)*



*Camp Helen State Park (approx. 4 miles away)*

# DREAM A HOME. DISCOVER SHOPPING.

Shop along Scenic Highway 30A and discover eclectic boutiques and art galleries nestled within quaint coastal communities. Pier Park provides a premier shopping experience including department stores, boutiques, entertainment for the kids and a movie theater, all just 12 miles away. Local farmer's markets along Scenic Highway 30A offer fresh produce, artisanal cheeses and fresh baked bread, everything you need for an evening cooking with friends and family.



*Rosemary Beach* (approx. 2 miles away)



*WaterColor*® (approx. 15 miles away)



*Pier Park* (approx. 12 miles away)



*Visit shops and restaurants in the surrounding area*  
Images depicted on this page and opposite are not located within the community



*Fish Out of Water® at WaterColor® (approx. 15 miles away)*  
Images depicted on this page and opposite are not located within the community  
with exception to Watersound Café (opposite page, center)

# DREAM A HOME. DISCOVER DINING.

Living in the Watersound Origins community provides convenient access to casual cafés, coastal cuisine and world class dining. Located within the community at Village Commons, Watersound Café offers residents and locals a healthy and fresh dining option for breakfast and lunch including weekly specials and seasonal events.

Just 3 miles south of the Watersound Origins community, the dining options on the famed Scenic Highway 30A abound with locally owned and operated coffee shops, artisan eateries and fine dining establishments. Nationally recognized wine festivals and culinary events flourish throughout the spring and fall seasons creating a lively and diverse culinary landscape.



*Fish Out of Water® at WaterColor®  
(approx. 15 miles away)*



*Watersound Café*



*Havana Beach Bar & Grill at The Pearl  
(approx. 2 miles away)*

DREAM A HOME.  
*DISCOVER YOURSELF.*



*Village Commons*



*Romair Homes model home*



*Huff Homes model home*





*The dock at Lake Powell*

*Dream a Home.  
Discover a Lifestyle.*



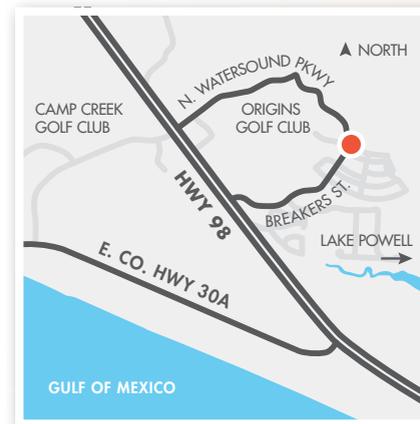


*Village Commons*

# WaterSOUND ORIGINS<sup>SM</sup>

WaterSound Origins<sup>SM</sup>  
530 Pathways Drive, Watersound, Florida 32413

1.866.505.2091



Map not to scale



Huff Homes model home



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