

**Water**sOUND  
ORIGINS®



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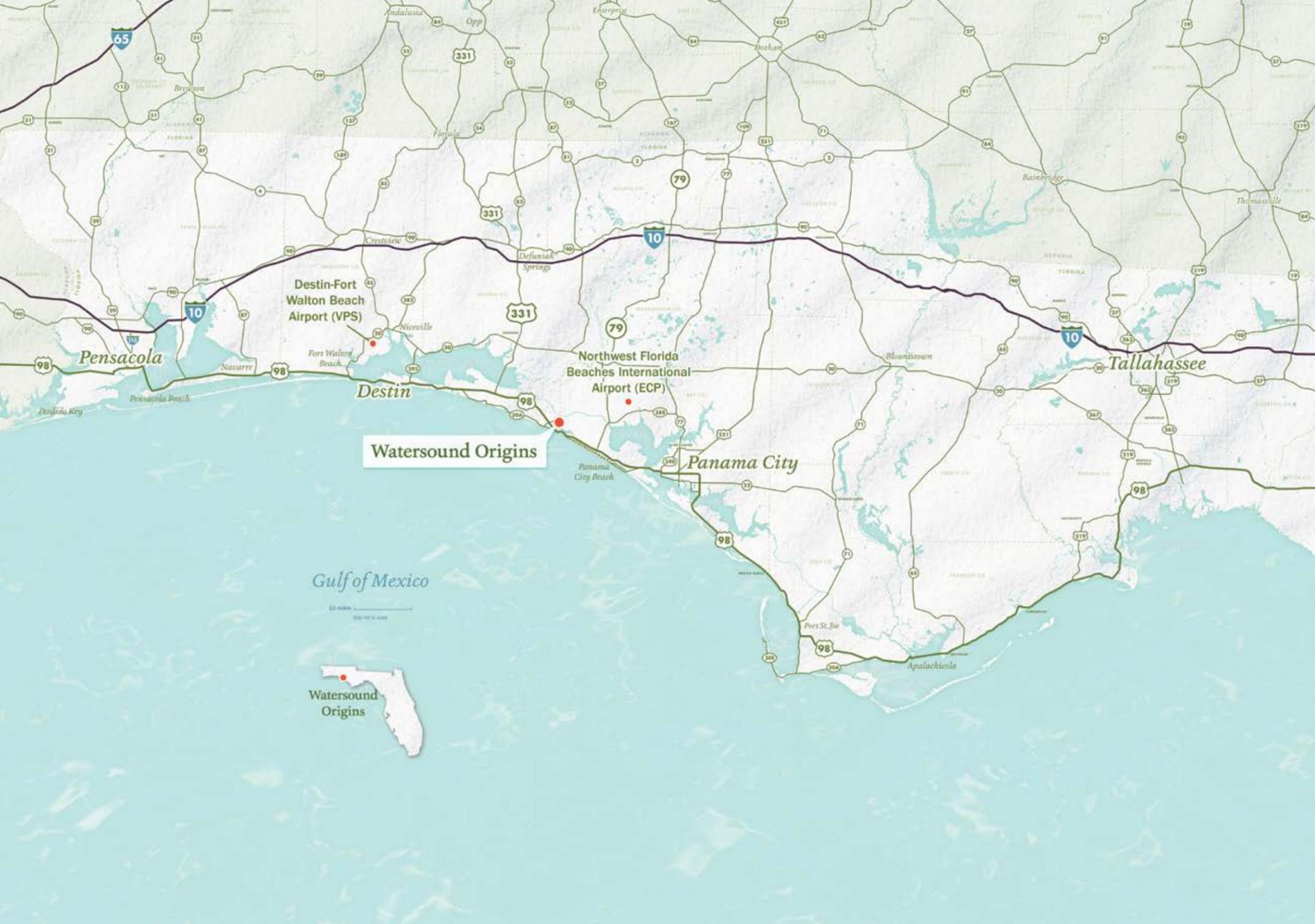
# A Community of Connections

The Watersound Origins® community is a place of connections. Described as a “Coastal Village,” the Watersound Origins community is where neighbors know each other’s names, kids ride bikes with friends, and dogs (and their owners) greet each other on evening walks.

It’s a place to call home. A place to gather on the green to watch an outdoor movie, share a meal with friends, and unwind after a busy day.

Did you know more than 40 percent of South Walton’s lands are protected? An appreciation for nature was taken to heart when creating this special place and it was designed to be a community that connects people through the love of the outdoors.

You’ll never be too far from the squeak of sand beneath your feet or the sound of music wafting through the air.



## LOCATION

The Watersound Origins community is in South Walton County, surrounded by thick pine forests, bordering Florida's largest coastal dune lake, Lake Powell.

The community is connected to the excitement of Scenic Highway 30A by paved, multi-use paths. Bicycle paths on Scenic Highway 30A connect to the Gulf of Mexico's famous sugar-white sands and aquamarine waters, three state parks, and 16 beach communities.

## WHAT'S NEARBY

Grocery stores, medical offices, urgent care, restaurants, and schools are all located within a few miles. Boutique shopping, Point Washington State Forest, and Camp Helen State Park are also within biking or walking distance. A Watersound Origins home means you are never far away from anything you might need, but with an on-site golf course, swimming pool, fitness center, and tennis courts, you might not want to leave.





## WATERSOUND ORIGINS LIVING





WATERSOUND ORIGINS



THE DOCK AT LAKE POWELL



WATERSOUND ORIGINS



LAKE POWELL

# OUTDOOR LIVING

Why live in Florida if you're not spending time outside? Many Watersound Origins homes feature deep, shaded porches and backyards connecting to extensive trail systems and large, open green-spaces.

## PARKS & TRAILS

Breezes from the Gulf of Mexico keep you cool while out walking or biking the trails. Multi-use paths connect each neighborhood and twist and wind around to Lake Powell's shores, the largest coastal dune lake in the state of Florida.

The extensive trail systems connect to Scenic Highway 30A's Timpoochee Trail, named after an influential Euchee Indian Chief. Commonly known as the 30A bike path, the trail stretches approximately 19 miles and runs parallel to Scenic Highway 30A. Take your time and meander through the coastal towns. The trail crosses several rare coastal dune lakes, providing glimpses of dunes and the Gulf of Mexico beyond their outfalls.

## LAKE POWELL

The Watersound Origins community is located on the banks of Lake Powell, the largest coastal dune lake in Florida. Cradled by barrier beaches and majestic dunes, the lake is fed by both rainwater and meandering tides. This creates a perfect spot for freshwater and saltwater fishing as well as canoeing and kayaking directly from the Lake Powell Dock.



VILLAGE COMMONS



# A

## AMENITIES

### VILLAGE COMMONS

The Village Commons is the heart of the community. Watersound Origins homeowners enjoy access to the state-of-the-art fitness center, swimming pool, tennis and pickleball courts, and basketball court. A large, open green is the perfect spot for an outdoor movie or late afternoon picnic.

### FITNESS CENTER

The Fitness Center at Village Commons offers cardio and weight training equipment free weights, exercise machines, medicine balls, and other equipment help you perform at your peak.

### POOL

Who doesn't love a cold swimming pool on a hot day? It's lovely to join neighbors for a quick walk to the Village Commons and relax poolside while the kids splash and play until they've worn themselves out.



FITNESS CENTER AT VILLAGE COMMONS



VILLAGE COMMONS POOL

VILLAGE COMMONS



ORIGINS GOLF CLUB



ORIGINS GOLF CLUB



TENNIS COURTS



SPORTS COURTS

# A

## AMENITIES

### TENNIS AND SPORT COURTS

Have you played pickleball yet? It's a bit like tennis meets ping pong, and it's loads of fun. Thanks to its growing popularity, pickleball courts were recently added to the Village Commons. Between pickleball, tennis, volleyball, and basketball, there's always something happening at the Village Commons.

### ORIGINS GOLF CLUB

The Origins Golf Club, recently ranked one of the top 25 Par 3 golf courses in the world by Golf.com, is a six-hole regulation course that also plays as a ten-hole par 3 course. It's excellent for beginners, families, and casual golfers. FootGolf, which combines soccer with golf, can also be played on the Origins course. This sport began in 2001 and now has 500 courses around the United States and an official American FootGolf League!



OCEAN FILM FESTIVAL HELD AT VILLAGE COMMONS.



LOCALS LAST STAND



PORCHFEST

## COMMUNITY EVENTS

Watersound Origins homeowners love to connect. By hosting annual events, families can create traditions and memories. The Watersound Origins Porchfest features musical performances from local favorites. Other past events have included Ocean Film Festival, the Flutterby Art Festival, and Locals Last Stand, which gives locals a chance to unwind and connect before the busy summer season gets underway.



# 701

## WATERSOUND TOWN CENTER®

- COMING SOON

Coming soon at the entrance to the Watersound Origins community, Watersound Town Center® aims to make life just a little easier. Plans call for a Publix Super Market and approximately 200,000 square feet of retail and office space.

The Watersound Origins Crossings Apartments feature 1-3 bedroom units.

The Ascension Sacred Heart clinic provides primary care and OB/GYN services and has plans to expand further.



**WATERSOUND BEACH CLUB**  
(approx. 5 miles away)



**PRIVATE AIR CHARTER**



**WATERSOUND BEACH CLUB**  
(approx. 5 miles away)



**CAMP CREEK GOLF COURSE**  
(approx. 2 miles away)

# W WATERSOUND CLUB™

With a collection of the best properties in Northwest Florida, Watersound Club® offers exclusive amenities that Members have come to love and that new members can call their own. The experience of Watersound Club creates lifelong memories among beautiful natural surroundings. From the outstanding golf courses of Camp Creek Golf Course, Shark's Tooth Golf Course, Origins Golf Course and their dining facilities to WaterSound® Beach Club and a wide variety of outdoor activities and amenities, Watersound Club offers something for everyone. Stories told from these places embody a lifestyle that becomes a legacy, and that is a priceless commodity.



## MIKE AND LINDA COX

We had a cottage at the beach but wanted to live permanently in Florida. We immediately liked the Watersound Origins location with the concept of green spaces, access to Lake Powell, bike trails, golf, and being 10 minutes from Inlet Beach. Having a sense of community and a home with a double car garage and no short term rentals was also very important to us. It feels like we have gone back in time. Neighbors on the paths walking their dogs, kids playing freely, Bocce ball and music and movie events. Yet you still have a sense of privacy with all that surrounds you.

*“We immediately liked the Watersound Origins location with the concept of green spaces, access to Lake Powell, bike trails, golf, and being 10 minutes from Inlet Beach.”*



## DAN & JOANNAH TINGHITELLA

We discovered the community while visiting friends who live in the area. We fell in love with the access to nature all around particularly the walking trails. We love the central location of the amenities, a gorgeous pool with ample room for adults and kids to play, well maintained golf course, all connected by shady walking paths. It really is an idyllic setting. The community has given us a lovely backdrop for exploring nature as a family. The endless walking path and trails enable us to travel anywhere in the community without actually walking on the street. Cozy graveled paths lead to quaint tucked away parks hidden amongst the beautifully landscaped homes, it's a quiet and charming oasis.

*“It really is an idyllic setting. The community has given us a lovely backdrop for exploring nature as a family.”*



THE "WHITE BRIDGE" AT WATERSOUND ORIGINS



# WaterSOUND

ORIGINS®

WATERSOUND.COM



Actual development of Watersound Origins may not be as currently proposed and no guarantee is made that any future improvements, facilities, and features of Watersound Origins will be built or, if built, will be of the same type, size, or nature as currently described or contemplated. The materials and features and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. Room dimensions and square footages are approximations. Map not drawn to scale. "JOE", "St. Joe", "St. Joe (and the Taking Flight design)", the "Taking Flight" design®, "Watersound Origins" and "Origins" are registered service marks of The St. Joe Company or its affiliates. ©2021 BHH Affiliates, LLC, an independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. Watersound Club is a private club, membership in which permits Watersound Origins owners the use of the Village Commons, Lake Powell, and other facilities designated by the Club. Use of additional Club Facilities requires purchase of a separate membership upgrade. Club membership and use of the Club Facilities may be subject to application and acceptance, payment of applicable fees and dues, and membership requirements, rules and other limitations, all of which are subject to change. All parties who build homes in the Watersound Origins community are independently owned and operated. The St. Joe Company does not guarantee the obligations of, nor provide any warranties for unaffiliated parties who build homes or offer services in the Watersound Origins™ community. This material shall not constitute an offer in any jurisdiction where prior registration or other advance qualifications of real property is required and has not been completed. Void where prohibited by law. Equal Housing Opportunity. 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. Kentucky Registration #R-171. For NY Residents: THE COMPLETE OFFERING TERMS FOR THE SALE OF LOTS ARE IN THE CPS-12 APPLICATION AVAILABLE FROM SPONSOR, THE WATERSOUND COMPANY, LLC. FILE NO. CP18-0089.