



WATER · SOUND<sup>®</sup>



BEACH



Imagine a quiet coastal town steeped in classic maritime tradition. In this unique place, the living is easy, paced by the relaxed rhythm of the sea. Situated along what is regarded as one of the most stunning stretches of coastline in Northwest Florida, the WaterSound® Beach community is a thoughtfully-planned community that is a place greatly influenced by its natural surroundings, inspired by historic architectural styles and dedicated to providing a life rich in culture, recreation, discovery and entertainment.

A sophisticated, stylish, gated community, WaterSound Beach boasts a variety of cottages, homes and condominiums sitting gracefully among dramatic dunes, meandering boardwalks and natural spaces all on the south side of Scenic Highway 30-A.



Cover | WaterSound's trails protect the dunes and allow for the appreciation of secluded wetlands and conservation areas.  
Above | Take a stroll along WaterSound Beach's many boardwalks, winding through the community.

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.

## WATERSOUND BEACH



Amenities of WaterSound® Beach include: challenging and family-friendly golfing experiences at the 18-hole Puttering Park; a fitness center; the Yacht Pond; and numerous trails and pedestrian bridges that link the various neighborhoods and provide access to the beautiful, white sandy beach. Each residence within WaterSound Beach has access to a distinctively designed swimming pool and gathering area.



Above Left | Follow one of WaterSound Beach's boardwalks to the beach and see a magnificent sunset.  
Above | Right top to bottom: Shingle-style homes have a historic character reminiscent of other beloved seaside towns. A magnificent sunset signals the close of another peaceful day in WaterSound Beach, giving way to a picturesque landscape and stunning natural beauty.

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## WATERSOUND BEACH ACTIVITIES

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### BRIDGES & FOOTPATHS

The trails and pedestrian bridges linking the various neighborhoods of WaterSound® Beach were built to protect the dunes, while providing spectators the opportunity to appreciate the delicate beauty of the wetlands and conservation areas. Engaging wooden pathways, designed specifically for WaterSound Beach, gently meander through the natural openings and contours of the dunescape for access to the white sandy beach and emerald green waters of the Gulf.



### THE GATEHOUSE

The GateHouse, designed by Gund Partnership Architects, has a shape derived from the historic 1887-era W.G. Low House in Rhode Island, a unique summer cottage beneath an expansive triangular gable. The GateHouse is home to the Fitness Center, the WaterSound Beach post office and a Beach Properties of Florida real estate office.



### PUTTERING PARK

Enjoy an afternoon with your children or practice your short game at the well-designed 18-hole Puttering Park. It's an activity for all ages and skill levels!



### YACHT POND

Remember a simpler time, when fun was as easy as flying a kite? WaterSound Beach's Yacht Pond harkens back to those days. This shallow pond is perfect for racing remote-controlled boats with your children or grandchildren.



### BOATING & FISHING

If boating and fishing are your passion—this region offers some of the best! The beautiful Gulf of Mexico, the area's 17 freshwater and saltwater lakes, Choctawhatchee Bay, WestBay and St. Andrews Bay provide unmatched opportunities for fishing and water sports. Located less than 26 miles east of WaterSound Beach, Bay Point Marina in Panama City Beach offers fishing, boating, jet skiing, swimming, sailing, snorkeling and off-shore charter boats.



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## WATERSOUND BEACH ACTIVITIES

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### FITNESS CENTER

WaterSound® Beach Workout is a state-of-the-art fitness center open to homeowners and resort guests. The fitness center features Technogym equipment as well as PreCor equipment installed with television viewing and hook-ups for personal earphones. There is also a conditioning room with a Pilates Reformer, a Total Gym, and medicine balls, bands, jump ropes, and a Massage Therapy room.



### NATURE

The beautiful landscape of the WaterSound Beach community shifts from brilliant white sandy beaches to dunes typified by drifts of saw palmettos, scrub oaks, hollies and wax myrtles. Moving away from the Gulf, the secondary dunes give way to sandy pines. A coastal dune lake, Camp Creek® Lake provides WaterSound Beach with another distinctive ecological niche. The lake comes within a few feet of and at times opens up to the brilliant emerald waters of the Gulf, creating a rare and thriving wildlife habitat.



### DEER LAKE STATE PARK

Named after the freshwater coastal dune lake within its boundaries, Deer Lake State Park, a 1,995-acre area on the western border of the WaterSound Beach community, offers trail access to the Gulf of Mexico through a magnificent dune field and a pristine section of beach. Coastal dune lakes are extremely rare worldwide and in the United States they occur only along the Gulf Coast. Deer Lake State Park is rich with diverse plant and wildlife.



### SHOPPING

WaterColor's Town Center, which is about five miles west offers a wide variety of locally-owned shops where you can purchase clothing and accessories, art and gifts, reserve a fishing charter, create a custom teddy bear, or enjoy a meal and glass of wine. Heading east 15 miles is Pier Park®, a premier shopping and dining destination. Silver Sands Factory Stores, the nation's largest designer outlet center with over 100 designer name stores, is 20 miles west toward Destin.



### SPAS

The InnSpa, which is located at WaterColor® Inn just five miles west, offers a tranquil, intimate setting and highly effective treatments inspired by the surrounding elements of the sea — a kaleidoscope of coastal color, seaside textures, and intoxicating smells and rhythms of the Gulf.



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## TEE TIME

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The golf collection of Camp Creek®, Shark's Tooth and Origins<sup>SM</sup> offers discerning golfers a rare assembly of three legendary golf course designers all within an 11-mile radius. Tom Fazio-designed **Camp Creek Golf Club**, an 18-hole, par-72 championship course measuring 7,159 yards has been named "Course of the Millennium" by *Travel + Leisure* magazine. Camp Creek's five-tee configuration accommodates players of all skill and experience levels. It has also been recognized for its environmental stewardship by designation as a Certified Audubon Cooperative Sanctuary by the Audubon Cooperative Sanctuary System.

A new concept in golf is the revolutionary **Origins** course, designed by Davis Love III. Located in the WaterSound community, the 1,800-yard, six-hole regulation course also plays as a nine-hole executive course and a 10-hole, par-three. This course is fun for families, beginners and casual golfers, while providing enough challenge and strategy on the regular holes for experienced players.

The private Greg Norman-designed **Shark's Tooth Golf Club** is the centerpiece of the Wild Heron community. The course stretches to 7,209 yards from the back tees and features five fairways that border scenic Lake Powell. With majestic live oaks and loblolly pines coupled with acres of preserved wetlands, it is easy to see why *Golf Digest* voted Shark's Tooth the fifth best golf course in all of Florida.

*Camp Creek*  
GOLF CLUB

Origins

SHARK'S  
TOOTH

Access to Shark's Tooth Golf Club is available to property owners and resort guests in JOE-designated communities. Access to Camp Creek Golf Club and Origins is available to property owners, resort guests and the public.

Camp Creek Golf Club, Shark's Tooth Golf Club and Origins Course are private amenities owned by The St. Joe Company. Access is limited and may require a separate membership and membership documents, which are subject to change without notice.



Above | The award-winning Tom Fazio-designed Camp Creek Golf Club.



*WaterSound Beach Sales & Information Center is located at*  
6652 East County Highway 30-A, WaterSound, FL 32413  
850.534.3006 or 866.505.2091 • [WaterSoundBeachFlorida.com](http://WaterSoundBeachFlorida.com)



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