



WATER · SOUND®



WEST BEACH

WATERSOUND WEST BEACH



Bordered by Deer Lake State Park and the sugary white sands and emerald green waters of the Emerald Coast, this gated community offers a feeling of seclusion. Yet, WaterSound West Beach is conveniently located near the shops, lively eateries, and local activities of famed Scenic Highway 30-A. With 199 homes planned, only a fortunate few will have the opportunity to live in this extraordinary community.

The homes in the WaterSound West Beach community are steeped in classic maritime influences with natural wood shingles, deep porches and elegant craftsmanship. Painted with a palette of natural colors, the homes are designed to sit slightly above the contours of the land to take advantage of the refreshing Gulf breezes.

This sophisticated, yet quaint neighborhood, offers amenities for your comfort and enjoyment such as a community swimming pool area with outdoor grill and fireplace, beautifully crafted boardwalks, a puttering park for all ages, and plenty of parks, winding trails, natural areas as well as dedicated beach access.



Cover | WaterSound West Beach boasts dedicated beach access for homeowners.
Above | WaterSound West Beach is bordered by Deer Lake State Park.

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.

AMENITIES



COMMUNITY POOL COMPLEX

Relax pool side under the arbor or take a refreshing dip in the zero-entry pool. This is the perfect location for an afternoon get together with family and friends enjoying the grill area with tables and chairs and men's and women's changing rooms. For cooler evenings, the outdoor fireplace at the community pool is the place to snuggle and enjoy roasting marshmallows and storytelling.



PARKS, TRAILS & PUTTERING PARK

Enjoy an afternoon with your children or practice your short game at the well-designed 12-hole Puttering Park. It's an activity for all ages and skill levels. Take a stroll along the serpentine trails and boardwalks that wind through the community. Sit and read a book or enjoy a picnic in one of the parks.



FITNESS CENTER

Homeowners of the WaterSound West Beach community have access to the WaterSound Beach community fitness center located just one mile east in the WaterSound Beach Gate House. The fitness center features Technogym equipment as well as PreCor equipment installed with television viewing and hook-ups for personal headphones. There is also a conditioning room with a Pilates Reformer, a Total Gym and medicine balls, bands, jump ropes, and a Massage Therapy room.



BEACH

Nothing compares to a day at the beach—especially the beautiful beaches of the Emerald Coast. The WaterSound West Beach community boasts dedicated beach access for homeowners. Walk the meandering boardwalk through the tall pines and dunes of Deer Lake State Park to the beach. It's a breathtaking view.



WATERSOUND BEACH CLUB

WaterSound West Beach community homeowners are eligible to apply for membership at the neighboring WaterSound Beach Club, located 1.5 miles away. With its award-winning architecture and design, the WaterSound Beach Club offers a zero-entry pool, shaded arbors, secluded cabanas, women's and men's locker rooms with shower facilities and changing areas. There is also a full-service restaurant and bar. Perfect your tennis game on two private Har-Tru HydroCourt tennis courts. Tennis lessons are available.



ACTIVITIES



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 27 miles east of the WaterSound West Beach community, Bay Point Marina in Panama City Beach offers numerous water sports and off-shore charter boats.



DEER LAKE STATE PARK

Deer Lake State Park shares its name with the coastal dune lake within its boundaries. Coastal dune lakes are extremely rare worldwide and in the United States they occur only along the Gulf Coast. Enjoy the hiking and biking trails that wind through the park — it’s also an excellent location to view wildlife.



SPA

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



SHOPPING

WaterColor’s Town Center, which is about four 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 highly reputable 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.



TEE TIME



The golf collection of Camp Creek, Shark's Tooth and Origins offers discerning golfers a rare assembly of three legendary golf course designers all within a 12-mile radius of the WaterSound West Beach community. 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, located 10 miles away. 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.



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 West Beach Sales & Information Center is located at
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