

\$1,249,900 - 16 Breezeway Cove, SANTA ROSA BEACH

MLS® #955536

\$1,249,900

4 Bedroom, 4.00 Bathroom, 2,722 sqft
Detached Single Family on 0.00 Acres

CYPRESS BREEZE PLANTATION, SANTA ROSA BEACH, FL

****Welcome to Your Ultimate Beach Home at Cypress Breeze!**** Imagine waking up just steps away from the beautiful beaches of South Walton. This stunning home offers the perfect blend of luxury and convenience for those seeking an unforgettable escape or a lucrative investment opportunity. ****Unbeatable Features:**** This home has it all - 4 spacious bedrooms, ++bunk beds, plus versatile flex space to accommodate everyone. With a primary bedroom conveniently located on the first floor and impressive rental projections, this property is a dream come true for savvy investors and beach lovers alike. Perfect short-term rental, primary, or 2nd home. ****Prime Location:**** Nestled on the west end of 30A, celebrated as one of the best beaches in the US, Cypress Breeze is a gated community with unbeatable proximity to the Gulf's sparkling waters and pristine white sand. The legendary community pool offers ample space to soak up the sun and create lasting memories.

Thoughtful Design: Built in 2017, this custom home is designed for modern living. The open-concept layout features a spacious kitchen with a bar seating island and adjacent dining area, perfect for hosting family and friends. Enjoy indoor games or a cozy nap on rainy days on one of three oversized porches.

Comfort and Space: With 3.5 baths and plenty of room to relax, this home ensures comfort for



all. The 7 bunk beds make it ideal for hosting large groups, while the fully furnished interiors mean you can start living the 30A lifestyle immediately - just bring your suitcase!

Extra Perks: The two-car garage provides ample storage for your golf cart, cars, and all your beach gear. The extended driveway offers plenty of parking, and the cul-de-sac location guarantees privacy and minimal traffic. Plus, the back patio features a private hot tub for unwinding under the starry sky.

Whether you're seeking an investment with incredible returns or a serene primary residence, this Cypress Breeze gem offers everything you need and more.

Contact your favorite Realtor today to schedule a private showing and discover the magic of living at Cypress Breeze!

****Bikes and golf carts owned by property management****

Built in 2017

Essential Information

MLS® #	955536
Price	\$1,249,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,722
Acres	0.00
Year Built	2017
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	16 Breezeway Cove
Area	30A West
Subdivision	CYPRESS BREEZE PLANTATION
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Gated Community, Pets Allowed, Picnic Area, Pool, Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available
Parking Spaces	2
Parking	Garage: Detached
# of Garages	2
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Fireplace, Floor Tile, Furnished - All, Kitchen Island, Pantry, Washer/Dryer Hookup, Window Treatment All
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Roof Pitched
Exterior Features	Balcony, Deck Covered, Deck Open, Hot Tub, Patio Covered, Porch Screened, Porch Covered
Lot Description	Covenants, Cul-De-Sac
Windows	Double Paned Windows
Roof	Roof Metal, Roof Pitched

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
Foreclosure	Yes
HOA Fees	660.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	World Impact Real Estate
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