

# \$1,625,000 - 165 S Cypress Breeze Blvd, SANTA ROSA BEACH

MLS® #952367

## \$1,625,000

4 Bedroom, 4.00 Bathroom, 2,687 sqft  
Detached Single Family on 0.00 Acres

### CYPRESS BREEZE PLANTATION, SANTA ROSA BEACH, FL

This stunning Huff-built home is beautifully furnished and has many features only found in high-end homes. Two sitting rooms, a large butler's pantry and an outdoor shower are just some of the benefits. Completed in 2020, this nearly new home has a full-width paved driveway leading to the two-car garage. Tucked away to one side is a shady front porch for relaxing and watching the world go by. The open family room wows with its wide oak plank flooring and contemporary white decor. The sitting room is generously sized with multiple windows overlooking the yard and pool. It's a great place to put your feet up on the window seat and enjoy a good book. The social kitchen is the hub of the home with a huge island offering stool seating. Stainless steel appliances include a gas stove and a French door refrigerator with two freezer drawers below. Glass-front display cabinets and cool quartz countertops add an upscale vibe to this practical space. Serve meals at the adjoining dining table with views of the native palms and plants in the fenced yard. A built-in bar/buffet provides a great place for serving drinks and canapes when entertaining. The screened rear porch is the perfect place for barbecues and alfresco dining beneath a gently turning fan. The white quartz counters continue in all three bathrooms, which boast pristine tiled showers fed by a tankless hot water system. The first-floor master suite is bright and spacious, with a walk-in closet and twin vanity in the bathroom. One of the



bedrooms is currently used as a nautically themed bunk room for four young guests. They can look forward to watching blockbuster movies and sports together in the second-floor den, currently equipped as a media room. As well as a huge sectional sofa, it has a card table and a computer desk. Homes in this gated community are arranged around the stunning 13,000-sq.-ft. resort-style pool with water cascades that are perfect for cooling off. It's one of the largest community pools on the Panhandle. This well-located home is also within easy reach of 30A shopping and dining by golf cart, bicycle or on foot. The Wine Walk and shops at Gulf Place are well worth a visit. It will appeal to second homeowners and investors as it has an impressive rental income grossing more than \$73,000 in the past year.

Built in 2020

### **Essential Information**

MLS® #	952367
Price	\$1,625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,687
Acres	0.00
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

### **Community Information**

Address	165 S Cypress Breeze Blvd
Area	30A West
Subdivision	CYPRESS BREEZE PLANTATION

City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Amenities	Gated Community, Pool
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Breakfast Bar, Floor Hardwood, Floor Tile, Lighting Recessed, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Range Hood, Refrigerator, Stove/Oven Gas, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	2

### **Exterior**

Exterior	Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Fenced Back Yard, Porch Covered, Porch Screened
Lot Description	Covenants, Level, Within 1/2 Mile Of Water, Interior
Roof	Roof Metal

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

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

## Listing Details

Listing Office            Scenic Sotheby's International Realty

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2024, All rights reserved. Vendors Member Number : 28325

Listing information last updated on July 17th, 2024 at 4:30am CDT