

\$989,000 - 305 Tropical Breeze Dr, SANTA ROSA BEACH

MLS® #948007

\$989,000

3 Bedroom, 3.00 Bathroom, 1,705 sqft
Detached Single Family on 0.14 Acres

CYPRESS BREEZE PLANTATION, SANTA ROSA BEACH, FL

Nestled behind the gates of Cypress Breeze Plantation on a quiet cut-de-sac sits your perfect beach retreat! Upon entering the home you will notice the open floor plan highlighted by plantation shutters, crown molding and recently renovated LVP flooring. Upstairs you will find a large master suite with access to a spacious balcony. Two additional bedrooms are featured on the second floor including one with custom built in bunks. Perfect for a primary or second home, the property is also well suited as an investment property with gross rental income exceeding \$75,000 in 2023. The gated community of Cypress Breeze offers an incredible private resort pool and is a short bike or golf cart ride away from the beaches along 30A and several restaurants including Shunk Gulley & the Gulf Place Town Center. From Cypress Breeze you are also just minutes away from upscale shopping and sophisticated dining at Grand Boulevard of Sandestin.

Built in 2016

Essential Information

MLS® #	948007
Price	\$989,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,705
Acres	0.14
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Active

Community Information

Address	305 Tropical Breeze Dr
Area	30A West
Subdivision	CYPRESS BREEZE PLANTATION
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

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

Interior

Interior Features	Floor Vinyl, Furnished - All, Kitchen Island, Pantry
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Oven:Self Cleaning, Refrigerator W/Ice Maker, Smoke Detector
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	2

Exterior

Exterior	Roof Composite Shingle, Siding CmntFbrHrdBrd
Exterior Features	Balcony, Fenced Back Yard, Patio Open, Sprinkler System
Lot Description	Cul-De-Sac, Within 1/2 Mile Of Water
Roof	Roof Composite Shingle

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

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

Listing Details

Listing Office	Engel & Volkers 30A Beaches
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