

\$1,695,000 - 61 Sweet Breeze Dr, SANTA ROSA BEACH

MLS® #956361

\$1,695,000

4 Bedroom, 3.00 Bathroom, 3,402 sqft
Detached Single Family on 0.00 Acres

CYPRESS BREEZE PLANTATION, SANTA ROSA BEACH, FL

This 30A West Home is sure to check the boxes on your wishlist! 61 Sweet Breeze Drive is a highly upgraded, expansive, custom-designed home on a breathtaking corner-lot. Offering the seamless blends of beauty, quality, location, serenity and functionality, it's perfect for the coastal lifestyle you have envisioned. Backing to conservation land, the views are captivating, especially at sunset. Need a zero-entry, Inlaw suite~ maybe for an elderly parent or special needs family member? Look no further! Nestled within the desirable, gated community of Cypress Breeze Plantation, this stunning residence embodies luxurious living. With over \$150,000+ in upgrades over the past four years, here modern convenience meets timeless elegance. Be prepared to be impressed at first glance, as this home sets the standard for compelling curb appeal. Most recently, the entire lawn and landscaping have been completely updated on this home!

The heart of this home is the expansive Great Room, a 22 x 24 space that encompasses the kitchen, dining room, and family room. The back wall is adorned with French doors and seven 6' windows leading to a screened-in back porch, all fitted with Levolor blinds. This space is perfect for both intimate family gatherings and grand celebrations.

Ensuring your peace of mind, the home features JW impact windows throughout, fiber



cement siding, and rebar reinforcement at all corners. The newly installed Generac on-demand emergency generator supports the entire house, while exterior security flood lights and cameras are integrated with an advanced entry and motion security system. Upgraded front door and primary bedroom locks add an extra layer of security.

The interiors boast 10-foot ceilings on the main level, 8 ft interior doors through-out, oversized coastal crown molding (4" top and 6" baseboards), recessed lighting, and bright, open spaces. The floors are finished with Pergo TimberCraft + WetProtect Ocean View Oak, offering a lifetime waterproof guarantee. The arched foyer and stairwell entrances add a touch of architectural sophistication. The staircase is accented with iron railings, a 6' shell chandelier, and shell sconces, with the second floor ADA accessible via chair lifts.

The kitchen is a chef's dream, featuring a 12' island with a double drawer refrigerator and a NewAir 32-bottle wine cooler. Decorative tin ceiling panels highlight the light fixtures above the island, while vintage Hawaiian crushed shell art adorns the backsplash.

Top-of-the-line appliances include a five-burner gas stove, double ovens, a warming drawer, a microwave, and a super-quiet dishwasher. Polished dolomite countertops and expansive cabinet space with slow-closing drawers and window-top cabinets complete this culinary haven. The 13' x 4' pantry with a sliding door and custom shelves includes an under-stair 8' x 4' closed storage area.

The dining area is graced with an Italian Murano glass flower chandelier and a custom medallion that complements the kitchen ceiling tin, creating a cohesive and stylish aesthetic.

The family room features a wall of gorgeous custom built-in open bookcases framing a gas fireplace with cabinet tops and mantel matching the kitchen dolomite countertops, closed 42" cabinets, with even a hidden computer-chip activated doggie door. A Fanimation Studio Collection 72" ceiling fan and an arch framing the TV above the fireplace enhance this cozy space.

All bedrooms are generously sized and equipped with Levolor Roman shades, room-darkening drapes, ceiling fans, recessed lighting, and custom built-in closets. The Primary bedroom (19 x 15) on the second floor features a tray/coffered ceiling and a master bath with a double vanity, a floating tub, oversized shower with rain glass, and two walk-in custom closets. Two guest bedrooms (12 x 16) on the second floor include custom closets, with one featuring built-in double murphy beds. A first-floor bedroom suite (11 x 12) comes with two closets and a full bath. It's a perfect suite for an elderly or special needs family member.

The laundry room is equipped with a XL-Capacity Whirlpool electric washer and dryer, two large closets, and access to an attic with approximately 300 sq' of floored storage space. You will not lack for storage space in this home.

The screened-in back porch, perfect for enjoying beautiful sunsets, includes remote-controlled temperature-mitigating screens and indoor/outdoor carpeting. The backyard is an oasis with a well-water irrigation system with no-rust tanks covering the front, back, and side yards with a combination of sprinklers and drip lines/bubblers. The paved patio features a custom gas-fueled fire pit and a variety of fruit trees, bushes, and tropical flowers. The front

yard, renovated in November 2023, features a meticulously landscaped lawn with El Toro Zoysia grass, palms, a Japanese Maple tree, and a variety of ornamental plants.

The covered front entry porch (176 sq') is elegantly tiled with 16 x 24 shell stone premium grade, 12 x 24 silver bullnose coping premium grade, and a 10 x 9 custom shade partition. Additional features include a rain chain, fresh paint, and a newly installed gutter. All exterior white trim has been recently painted.

The oversized two-car garage includes black steel overhead storage and additional attic storage space. The driveway features extended brick pavers to provide parking for six vehicles and a golf cart.

Located within the coveted Cypress Breeze Plantation Community, 61 Sweet Breeze Drive is more than just a home; it's a key piece of your 30A dream lifestyle. With its extensive list of upgrades, unparalleled attention to detail, and prime location just minutes from Gulf Place restaurants and Ed Waline Beach access, this property offers a unique opportunity to own a piece of paradise in Santa Rosa Beach.

Cypress Breeze Plantation is a community of Primary, Secondary and Investment Homeowners, offering ample opportunity to build relationships with incredible neighbors! It has many annual and community events, as well as food trucks weekly. A typical daytime drive-through of CBP will find residents walking, biking, roller-blading, neighbors talking, kids playing, walking dogs, riding bikes, and all that this dreamy beach life has to offer. Not to mention, CBP's 14,000 sf pool is one of the largest residential pools on the Emerald Coast. In only about a 5 mins LSV

ride you are 'toes in the sand', ready to enjoy a day at the beach at Ed Walline beach access. Don't miss out on the chance to make this exceptional home your own.

Disclaimer: All listing details are deemed to be correct, however the buyer is responsible for verifying all as needed.

Built in 2020

Essential Information

MLS® #	956361
Price	\$1,695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,402
Acres	0.00
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	61 Sweet 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	Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage: Attached, Oversized

# of Garages	2
Has Pool	Yes
Pool	Community

Interior

Interior Features	Ceiling Crwn Molding, Fireplace Gas, Floor Hardwood, Floor Tile, Kitchen Island, Lighting Recessed, Pantry, Washer/Dryer Hookup, Built-In Bookcases, Window Treatmnt Some
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Security System, Wine Refrigerator, Fire Alarm/Sprinkler
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Foundation Slab On Grade
Exterior Features	Fenced Back Yard, Porch Screened, Sprinkler System
Lot Description	Corner, Flood Insurance Required
Roof	Roof Metal
Foundation	Foundation Slab On Grade

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	Compass
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