

# \$1,603,000 - Lot 10 Cypress Dr, SANTA ROSA BEACH

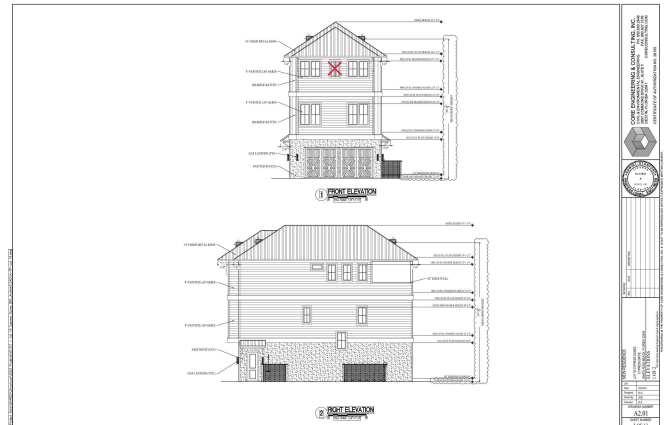
MLS® #944744

## \$1,603,000

4 Bedroom, 5.00 Bathroom, 3,062 sqft  
Detached Single Family on 0.07 Acres

CYPRESS DUNES, SANTA ROSA BEACH, FL

New construction home in the gated community of Cypress Dunes! This is the Leeward plan, which offers 3 stories, 4 bedrooms/4.5 baths, and a 2 car garage. Please request the full spec and features sheet for details, but just some of it's features will include 9 and 10 foot ceilings, solid core doors, elevator, fireplace, shaker style kitchen cabinets, quartz counters, impact rated doors and windows, and much more! THIS IS A TO-BE-BUILT LISTING, CONSTRUCTION WILL BEGIN ONCE A SIMULTANEOUS CLOSING OCCURS ON THE LOT (\$275,000) AND THE CONSTRUCTION CONTRACT (\$1,328,000). CONSTRUCTION TIME IS APPROX. 18 MONTHS FROM THE TIME PERMITS COME IN. BUYER MUST BE PRE-APPROVED FOR A CONSTRUCTION PERM LOAN THROUGH AN APPROVED LENDER. Cypress Dunes is a luxury resortcommunity tucked away on Scenic Highway 30A. The 44-acre development is situated 25 feet above sea level and is in an "X" flood zone, so flood insurance is not required. Cypress Dunes is known for its landscaping of native plants, a 200 year old Cypress Head, a state-of-the-art fitness facility, an infinity edge pool with views of the Gulf of Mexico, a covered outdoor fireplace, owner's gathering room with commercial kitchen and more. The community is surrounded by Topsail Hill State Preserve. Topsail Hill State Park offers 3.2 miles of secluded white sandy beaches, kid activities, nature trails, camp



sites and a tram to the beach. Other amenities in Cypress Dunes include a 2nd pool in Phase 2, boardwalks through the Cypress Pond, tennis courts, and a plush lawn area for recreational use! With a total of 207 home sites, this gated community has the classic Florida Cottage design consistent throughout this unique subdivision. Conveniently located at the West end of 30A, just one block from an award winning Elementary school, minutes from shopping, entertainment, dining and more. The well known Sandestin Golf & Beach Resort is just 5 minutes away with award winning championship golf courses, 15 world class tennis courts, 113-slip marina, water sports and the famous Baytowne Wharf! Grand Boulevard has a movie theatre, Publix grocery, Sacred Heart Hospital, name brand shopping and restaurants like Flemings Steak House, Vintij Wine Bar, Tommy Bahamas, and more. Buyer to please verify all information contained herein including square footage, room dimensions, lot dimensions, and all else.

Built in 2025

### **Essential Information**

MLS® #	944744
Price	\$1,603,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,062
Acres	0.07
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### **Community Information**

Address	Lot 10 Cypress Dr
Area	30A West
Subdivision	CYPRESS DUNES
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Amenities	Community Room, Dock, Exercise Room, Gated Community, Minimum Rental Prd, Pets Allowed, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Picnic Area
Utilities	Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage: Attached, Guest
# of Garages	2
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Elevator, Floor Hardwood, Floor Tile, Newly Painted, Pantry, Fireplace Gas, Kitchen Island
Appliances	Dishwasher, Microwave, Refrigerator W/Ice Maker, Stove/Oven Electric, Stove/Oven Gas, Auto Garage Door Opn, Cooktop, Range Hood, Smoke Detector, Warranty Provided
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

### **Exterior**

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Trim Wood, Frame
Exterior Features	Balcony, Patio Covered
Lot Description	Restrictions, Covenants, Within 1/2 Mile Of Water
Roof	Roof Metal
Construction	Frame

### **School Information**

Elementary	VAN R. BUTLER
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Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	1150.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	The Premier Property Group
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