

# \$1,458,000 - Lot 110 Cypress Walk, SANTA ROSA BEACH

MLS® #948159

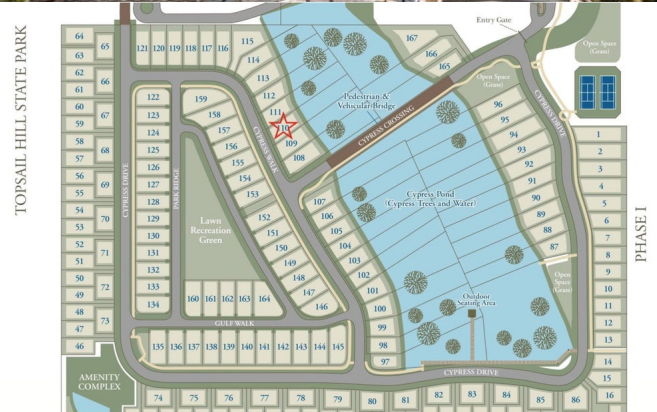
## \$1,458,000

4 Bedroom, 5.00 Bathroom, 2,602 sqft  
Detached Single Family on 0.22 Acres

### CYPRESS DUNES, SANTA ROSA BEACH, FL

Introducing a stunning new construction nestled within the the first phase of Cypress Dunes! This modified Topaz plan offers 4 bedrooms and 4 1/2 baths, featuring an inviting open kitchen/family layout complemented by a delightful screen porch overlooking the serene Cypress pond. Enjoy ample outdoor space with expansive porches gracing both the front and rear of the main level, perfect for soaking in the coastal breeze. Embracing a coastal cottage aesthetic, this 2602 sq ft home promises both comfort and style in equal measure. Delve deeper into the unparalleled luxury by requesting the comprehensive spec and features sheet, revealing an array of exquisite elements. Among its highlights are soaring 10-foot ceilings, coffered ceiling in the living room, solid chic shaker-style kitchen cabinets, quartz countertops, and the assurance of impact-rated doors and windows. This remarkable offering epitomizes coastal living at its finest.

Please note, this is a to-be-built listing, with construction commencing upon simultaneous closing of the lot (\$160,000) and the construction contract (\$1,298,000). Anticipated construction duration is approximately 16 months from the acquisition of permits. Prospective buyers are required to obtain pre-approval for a construction perm loan through a Cypress Dunes approved lender. Cypress Dunes, a gated community located on



Scenic Highway 30A in Santa Rosa Beach. Cypress Dunes is one of the most scenic and amenity-rich communities on 30A with a range of amenities including a clubhouse overlooking Topsail Hill State Preserve and the Gulf of Mexico, two resort-style pools, a jetted spa, a fitness center, an outdoor fireplace, tennis courts and an owner's lounge area. John Willis Builders of Atlanta is the exclusive builder in the community

Built in 2025

### Essential Information

MLS® #	948159
Price	\$1,458,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,602
Acres	0.22
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	Lot 110 Cypress Walk
Area	30A West
Subdivision	CYPRESS DUNES
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Amenities	Community Room, Exercise Room, Gated Community, Pool, Short Term Rental - Allowed, Tennis, Minimum Rental Prd
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Utilities	Gas - Natural, Public Sewer Available, Public Water Available
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Ceiling Tray/Cofferd, Floor Hardwood, Floor Tile, Furnished - None
Appliances	Dishwasher, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Warranty Provided
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	2

### **Exterior**

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Trim Wood
Exterior Features	Balcony, Porch Covered, Porch Screened
Roof	Roof Metal

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	1050.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Berkshire Hathaway HomeServices
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