# \$215,000 - Lot 6 Cypress Dr, SANTA ROSA BEACH

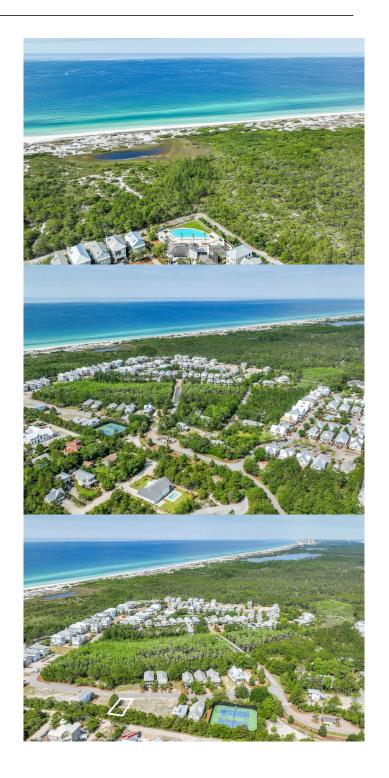
MLS® #954963

## \$215,000

Bedroom, Bathroom, 3,485 sqft Residential Land on 0.08 Acres

#### CYPRESS DUNES, SANTA ROSA BEACH, FL

Seize the rare opportunity to build your dream beach retreat on an exceptional lot within the prestigious 44-acre gated community of Cypress Dunes. Located on the coveted west end of Scenic Highway 30A and adjacent to the natural beauty of Topsail Hill State Park, this prime homesite is one of the last remaining where you can construct a three-story home. Set in phase one and backing up to the community perimeter fence, the property offers privacy and serene views. John Willis Homes, the exclusive builder, will deliver a residence featuring superior materials and craftsmanship, with the flexibility to use the builder's floor plans or collaborate with approved architects for a custom design. You have until April 2027 to complete your home. Cypress Dunes offers unparalleled amenities, including an infinity-edge pool with stunning gulf views, a hot tub, a state-of-the-art workout room, nature trails and tennis courts, with a second pool in phase two. Short-term rentals are permitted, adding investment potential to this prime location. Embrace the chance to create a luxurious haven in a community that harmonizes natural beauty with sophisticated living.



## **Essential Information**

MLS® # 954963 Price \$215,000 Square Footage 3,485 Acres 0.08

Type Residential Land Sub-Type Residential Land

Status Active

# **Community Information**

Address Lot 6 Cypress Dr

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, Minimum Rental

Prd, Owners Pets Allowed, Pool, TV Cable Available, Tennis, Pets

Allowed

Utilities Electric Available, Phone Available, Public Sewer Available, Public

Water Available, Gas - Natural

Features Covenants, Restrictions, Within 1/2 Mile Of Water

#### **Exterior**

Lot Description Covenants, Restrictions, Within 1/2 Mile Of Water

#### **School Information**

Elementary Dune Lakes

Middle EMERALD COAST High SOUTH WALTON

#### **Additional Information**

Zoning Residential Single Family

HOA Fees 1150.00 HOA Fees Freq. Quarterly

## **Listing Details**

Listing Office Scenic Sotheby's International Realty

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