

# \$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
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### **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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Listing information last updated on August 14th, 2024 at 7:15am CDT