

# \$215,000 - Lot 67 Cypress Dr, SANTA ROSA BEACH

MLS® #949802

## \$215,000

Bedroom, Bathroom, 2,614 sqft  
Residential Land on 0.06 Acres

CYPRESS DUNES, SANTA ROSA BEACH, FL

\*Luxurious Coastal Living at Cypress Dunes Subdivision\* Welcome to the stunning Cypress Dunes subdivision, a hidden gem nestled on the West end of 30A, South side. This exceptional lot offers a rare opportunity to build your dream home in one of the most desirable communities along the Emerald Coast. Immerse yourself in the beauty of nature and breathtaking state park views. Cypress Dunes is a gated community that borders the pristine Topsail Hill State Park and Preserve, ensuring a serene and tranquil living experience. Amenities: Indulge in resort-style living with an array of exceptional amenities. Picture yourself lounging by not one, but two exquisite pools, including a grand infinity edge pool that overlooks the mesmerizing Gulf of Mexico. Your gatherings will be unforgettable at the amenities center, complete with a chef's kitchen and large TV, perfect for parties and entertaining.

### Active Lifestyle:

Stay active and healthy with the abundance of recreational opportunities at your doorstep. Cypress Dunes boasts tennis and pickleball courts for sports enthusiasts. An exercise room ensures you can maintain your fitness routine without leaving the community. Cozy up with friends and family by the outdoor fireplace for evenings filled with warmth and laughter.

### Family and Pet Friendly:



This neighborhood is designed with families and pets in mind. The green space provides a safe and inviting area for children and pets to play freely, fostering a sense of community and joy.

#### Embrace Nature:

Discover the beauty of 100+-year-old Cypress ponds as you explore the boardwalks that gracefully wind through the landscape. Nature lovers will appreciate the opportunity to connect with the environment and observe the unique flora and fauna of the area.

#### HOA Benefits:

Enjoy the convenience and peace of mind that comes with a proactive HOA. Property landscaping is taken care of, ensuring a well-maintained community. Security measures are in place to protect you and your loved ones. Plus, an on-site property manager is available to address any needs and enhance your living experience.

#### Home Plans:

Attached is an example of houseplans that can be built on this lot to take advantage of the views. This is a 3-story, 4 bedroom, den/study/5th bedroom, 4 bathroom, powder bath, with an elevator, 2-car garage home.

Don't miss out on this exceptional opportunity to own a piece of paradise at Cypress Dunes. Build your custom coastal retreat and immerse yourself in the beauty and serenity of this unique community. Live the life you've always dreamed of - where luxury, nature, and community converge. Contact us today to secure this incredible lot and start your journey to coastal living at its finest.

## Essential Information

MLS® #	949802
Price	\$215,000
Square Footage	2,614
Acres	0.06
Type	Residential Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Lot 67 Cypress Dr
Area	30A West
Subdivision	CYPRESS DUNES
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

## Amenities

Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available
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## School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

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

## Listing Details

Listing Office	On The Coast Real Estate Group
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