

# \$2,450,000 - 107 Cypress Grove Ln, SANTA ROSA BEACH

MLS® #930864

## \$2,450,000

4 Bedroom, 4.00 Bathroom, 3,136 sqft  
Residential on 0 Acres

N/A, SANTA ROSA BEACH, FL

Two homes and an adjacent buildable lot for the price of one! Saltaire features a three bedroom plus oversized bunk room main home and an attached fully-appointed one-bedroom guest house with separate entrance and hot tub. It generated over \$260k gross rental income in 2023! Together, both homes offer flexibility and several rental options: main home that sleeps 14, guest home that sleeps 4, or both together to accommodate 18! In addition to the 2 homes and no HOA, a savvy investor will appreciate the potential of the adjacent deeded lot. A little known entrance to Point Washington State Preserve is steps away from this home, boasting miles of hiking trails with a scenic walk through majestic Cypress Grove trees, while adding seclusion and privacy to the neighborhood. The newly redesigned main home's layout with the master and two bedrooms on the main floor, all with king size beds, offers convenience and accessibility. The open concept kitchen, dining, and living area are a great design for bringing people together and enjoying the views of the indoor and outdoor spaces.

The outdoor area of Saltaire is a fantastic space for guests to unwind and have fun. Custom-designed and built in 2022, the heated saltwater pool with spa and sun deck is sure to be a crowd pleaser. Additional outdoor amenities include table tennis, corn hole, fireplace, and an additional hot tub. The



multiple sitting areas on the local Seaside coral patio provide versatility, allowing guests to find their preferred spot to unwind after a day at the beach or to socialize around the pool while grilling or dining al fresco.

The fun continues inside the open-wide patio doors. Indoor amenities include a full-size pool table, a fireplace, and smart TVs throughout the home. With a ten-person dining table and kitchen island that seats six, there is room for the entire crew. The teens have an area to themselves with the custom bunks that sleep six and a room adorned with Air Hockey, Smart TV, refrigerator and microwave.

The oversized lot with various possibilities adds another layer of potential to the property. The fact that it's cleared and adorned with foliage for garden parties suggests a charming and picturesque setting. The idea of adding a small cottage for additional rental income or even a pickleball court is exciting and offers versatility for future development. There is a Pickleball court rendering in the mls photos for a preview of one possibility!

The property's proximity to 30A's famous beaches, award-winning restaurants, shopping, and entertainment is undoubtedly a strong selling point. There are 7 public beach accesses within one mile! The convenience of a golf cart ride to these attractions makes the location even more appealing to homeowners and guests seeking a vibrant and enjoyable vacation experience. The fact that Saltaire has repeat guests and consistently stays booked speaks volumes about its appeal and popularity. It's clear that the property offers a desirable combination of comfort, entertainment, and location. For those interested, contacting a realtor to schedule a showing seems like a great way to explore all that Saltaire has to offer firsthand.

Built in 2011

**Essential Information**

MLS® #	930864
Price	\$2,450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,136
Acres	0.30
Year Built	2011
Type	Residential
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Active

**Community Information**

Address	107 Cypress Grove Ln
Area	30A East
Subdivision	N/A
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

**Amenities**

Amenities	Pool, Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Boat, Garage: Attached, Golf Cart: Open, RV
# of Garages	2
Has Pool	Yes
Pool	Pool - In-Ground, Community, Private

## Interior

Interior Features	Fireplace, Floor Tile, Furnished - All, Guest Quarters, Kitchen Island, Lock Out, Pantry, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Dryer, Microwave, Refrigerator, Refrigerator W/Ice Maker, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Heat: Central Electric
Cooling	Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

## Exterior

Exterior	Frame, Roof Composite Shingle, Siding Stucco, Trim Wood
Exterior Features	BBQ Pit/Grill, Fenced Back Yard, Fenced Privacy, Guest Quarters, Hot Tub, Patio Open, Pool - In-Ground, Shower, Sprinkler System, Separate Living Area, Fireplace
Lot Description	Survey Available, Within 1/2 Mile Of Water
Roof	Roof Composite Shingle
Construction	Frame

## School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Days on Website	268
Zoning	Residential Single Family
HOA Fees	0.00

## Listing Details

Listing Office	The Ketchersid Group LLC
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