\$499,000 - Lot 16 Cypress Dr, SANTA ROSA BEACH

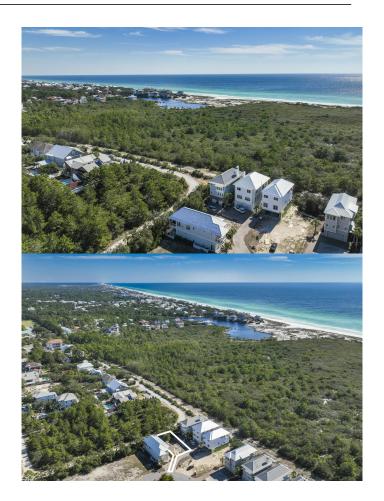
MLS® #936249

\$499,000

Bedroom, Bathroom, 3,485 sqft Land on 0 Acres

CYPRESS DUNES, SANTA ROSA BEACH, FL

This vacant lot is ideal for a buyer looking to build their own dream beach home, or an investor looking to create a well-located vacation rental property. Located in a quiet area yet close to all the amenities on the 30A corridor, this vacant gulf-view lot is one of the last available in Cypress Dunes with water views. The lot has permission to build a three-story home as per the HOA ARB. Floor plans are available for a four-bed home with a media room, two-car garage, elevator and third-floor great room. Multiple decks provide outdoor living space with breathtaking views across Topsail Hill State Park and Stalworth coastal dune lake to the Gulf of Mexico. Cypress Dune subdivision covers 44 acres and is enviably situated 25 feet above sea level. This designated X flood zone means that expensive flood insurance is not required. Homeowner fees cover lawn maintenance and landscaping making this an easy-to-maintain second home or rental property. The community landscaping includes swathes of native plants, a 200-year-old cypress head and a state-of-the-art amenity center with fitness facilities, a sunset deck and a residents' party room. Owners can also make use of nature boardwalks, tennis courts, pickleball, a beautiful community pool and hot tub. Three miles of white sandy beach and a host of activities provide an enviable lifestyle. Just five minutes away, Sandestin Golf and Beach Resort is home to shopping, dining, a movie theater, championship golf courses, tennis





courts, a marina and watersports at Baytowne Wharf. It all starts when you secure this superb vacant lot.

Essential Information

MLS® # 936249

Price \$499,000

Square Footage 3,485

Acres 0.08

Type Land

Sub-Type Residential Land

Status Active

Community Information

Address Lot 16 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, Pets Allowed, Pool, Tennis, TV Cable Available

Utilities Electric Available, Gas - Natural, Phone Available, Public Sewer Available,

Public Water Available

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

Exterior

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

School Information

Elementary Dune Lakes

Middle EMERALD COAST High SOUTH WALTON

Additional Information

Days on Website 196

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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