

# \$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
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**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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