

\$799,900 - 101 Sweet Breeze Drive, Santa Rosa Beach

MLS® #985223

\$799,900

3 Bedroom, 2.00 Bathroom, 1,808 sqft

Detached Single Family on 0.25 Acres

CYPRESS BREEZE PLANTATION, Santa Rosa Beach, FL

This charming 3-bedroom, 2-bath beach home is nestled in a gated 30A community located near Shunk Gulley, Gulf Place, and the Ed Walline Beach Access, placing shopping, dining, and our gorgeous white-sand beaches right at your fingertips.

The split-bedroom floor plan ensures privacy, with the primary suite tucked away at the back of the home, while the open-concept main living area offers the perfect setting for entertaining, relaxing, or enjoying meals together. This home boasts a newer A/C as well as a new stainless steel french door refrigerator (2024), all adding to the comfort of this well-cared-for home.

What makes this property special? Backing up to a protected nature preserve, the home offers a private and tranquil setting where you can bask in the sun while observing all forms of nature & birdwatching while enjoying the Florida breeze. The recently added outdoor space has been thoughtfully designed for comfortable gatherings, privacy hedges, featuring fresh brick pavers, custom landscaping, two oversized swings & benches made of easy care polywood and plenty of seating around a firepit and BBQ area carefully landscaped with privacy in mind. When not at the beach, enjoy the massive resort style swimming pool featuring gated access, stone boulders with swim shelves &



intimate enclaves with numerous waterfalls thus making it an unique & amazing water experience for you and your guests. Home is being offered fully furnished so you or your guests can enjoying the chic coastal lifestyle you deserve right away.

With a durable hardie board & partial brick exterior, as well as easy pull-down Hurricane window & door shutters, this beach retreat combines beauty and peace of mind, making it the perfect second home or coastal escape.

Built in 2014

Essential Information

MLS® #	985223
Sold Price	\$799,900
List Price	\$859,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,808
Acres	0.25
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	101 Sweet Breeze Drive
Area	17 - 30A West
Subdivision	CYPRESS BREEZE PLANTATION
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Public Sewer, Public Water
Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Breakfast Bar, Cathedral Ceiling(s), Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Outdoor Grill, Hurricane Shutters, Lawn Pump, Sprinkler System, Rain Gutters
Lot Description	Cul-De-Sac, Dead End, Level, Wooded
Windows	Plantation Shutters, Window Treatments
Roof	Shingle
Construction	Siding Brick Some, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	366
Zoning	Resid Single Family

Listing Details

Listing Office	Century 21 AllPoints Realty
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