

# \$2,315,000 - 107 Cypress Hill Road, Santa Rosa Beach

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MLS® #1009402

**\$2,315,000**

5 Bedroom, 6.00 Bathroom, 2,607 sqft

Detached Single Family on 0.10 Acres

SEAGROVE 1ST ADDN, Santa Rosa Beach,  
FL

Perfectly positioned in the heart of Seagrove Beach, 107 Cypress Hill Road offers the ideal blend of luxury, location, and investment potential. Situated in a short-term rental-friendly area, it's an exceptional opportunity as a primary residence, second home, or vacation rental. Just steps from the sugar-white sand and a short walk or bike ride to Seaside's iconic town center, you'll enjoy effortless access to local favorites including Bud & Alley's, Great Southern CafÃ©, Modica Market, Sundog Books, boutique shopping, the Seaside Amphitheater, and the vibrant restaurants and shops that have made 30A a nationally recognized destination.

Spanning approximately 2,607 square feet, the home offers multiple gathering spaces thoughtfully arranged across three levels. An in-home elevator provides effortless access to every floor, where the upper levels open to sweeping Gulf views from multiple balconies--creating the perfect backdrop for morning coffee, afternoon breezes, and unforgettable Emerald Coast sunsets.

Designed for both entertaining and relaxation, the private backyard serves as your own resort-style escape with a heated in-ground pool, spa, outdoor shower, grilling area, and plenty of space to unwind after a day at the beach. The third floor is the heart of the home, where an open-concept living, dining, and



gourmet kitchen is framed by expansive windows and balconies that showcase sparkling Gulf waters. The flexible floor plan features five bedrooms, five full bathrooms, and and half bath, including multiple king suites, a spacious primary retreat with a private balcony, and bunk accommodations ideal for family and guests. Combining Gulf views, thoughtful design, and an unbeatable location, this home offers the flexibility today's buyers are looking for while capturing the very best of the 30A lifestyle.

With beach access just moments away, ample parking, and Seagrove Beach's vibrant lifestyle right outside your door, 107 Cypress Hill Road delivers the complete coastal experience.

Built in 2004

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1009402                |
| Sold Price     | \$2,315,000            |
| List Price     | \$2,300,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 2,607                  |
| Acres          | 0.10                   |
| Year Built     | 2004                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Sold                   |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 107 Cypress Hill Road |
| Area        | 18 - 30A East         |
| Subdivision | SEAGROVE 1ST ADDN     |

|          |                  |
|----------|------------------|
| City     | Santa Rosa Beach |
| County   | Walton           |
| State    | FL               |
| Zip Code | 32459            |

### **Amenities**

|           |                                            |
|-----------|--------------------------------------------|
| Utilities | Community Sewer, Community Water, Electric |
| Parking   | Attached Carport                           |
| View      | Gulf                                       |
| Has Pool  | Yes                                        |
| Pool      | Heated, In Ground                          |

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Fireplace, Kitchen Island, Recessed Lighting, Pantry, Elevator                 |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Electric Water Heater |
| Heating           | Central                                                                                       |
| Cooling           | Central Air                                                                                   |
| Fireplace         | Yes                                                                                           |
| Fireplaces        | Fireplace Gas                                                                                 |
| # of Stories      | 4                                                                                             |

### **Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Outdoor Grill, Balcony, Private Yard, Hot Tub, Outdoor Shower |
| Lot Description   | Interior Lot, Within 1/2 Mile to Water                        |
| Construction      | Concrete, Frame, Siding CmntFbrHrdBrd                         |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 57                  |
| Zoning          | Resid Single Family |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Compass |
|----------------|---------|

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