

\$1,199,000 - 16 Cypress Landing, Santa Rosa Beach

MLS® #1003926

\$1,199,000

4 Bedroom, 4.00 Bathroom, 2,156 sqft

Detached Single Family on 0.17 Acres

CYPRESS DUNES, Santa Rosa Beach, FL

This coastal retreat boasts a single-story home, a 2-car garage, and a RARE separate Carriage House (one of only two in the community). This allows the ideal blend of comfort, privacy, and functionality. The detached carriage house provides exceptional flexibility for the homeowner. It features a full kitchen, living room with TV, and dining area, plus a dedicated office that would accommodate bunk beds. This carriage house also has a cozy private bedroom, and a well-appointed bathroom with heated floors and a rain shower. The 3-bedroom/2 1/2 bathroom main house features an open-concept kitchen, a spacious dining room, and living area designed for effortless entertaining and relaxed family gatherings. The roomy kitchen includes updated appliances, a wine and beverage center, and a large island with ample prep and seating space. Just off the kitchen is a conveniently located powder bath. A wide hallway leads to two generously sized guest bedrooms connected by a Jack-and-Jill bathroom with a double vanity and a tub/shower combination. Across the hall, the large private master suite features a walk-in closet with motion-sensor lighting and a spacious ensuite bath complete with double vanities and a large walk-in shower. Thoughtful details throughout the home include a large laundry closet with built-in drying racks for beach attire, a floor-to-ceiling storage closet, abundant attic storage, and an attached outdoor storage



room perfect for bikes, beach chairs, and toys. Outdoor li Outdoor living is just as inviting, with two covered porches. The screened in back porch has a swing bed for relaxing and book reading. Also on this porch, there is ample seating around a firepit. An enclosed outdoor shower makes rinsing off after beach days easy, while backyard lighting, gutters with decorative rain chains, security cameras, and a large driveway add both charm and convenience. One of the home's most desirable features is its peaceful setting. Tucked away on a cul-de-sac and backing up to a tree filled preserve at Topsail Hill State Park, the property offers exceptional privacy and natural beauty. Just steps away is the community's scenic 100+ year-old Cypress Pond, complete with a picturesque boardwalk and benches for enjoying wildlife and tranquil afternoons. Located within the gated Cypress Dunes community, residents enjoy resort-style amenities including two pools--one with an infinity edge overlooking Topsail Hill State Park and Preserve and the Gulf. A bubbly hot tub is near the main pool. At the smaller pool, you can enjoy the sounds of water flowing over the edge of the water feature. Amenities also include tennis and pickleball courts, a fitness center, a clubhouse, a fireplace lounge, and scenic walking boardwalks throughout the neighborhood. Best of all, Cypress Dunes is less than one mile from the sugar-white sands and emerald waters of the Emerald Coast's beautiful beaches.

Built in 2014

Essential Information

MLS® #	1003926
Sold Price	\$1,199,000
List Price	\$1,199,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,156
Acres	0.17
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	16 Cypress Landing
Area	17 - 30A West
Subdivision	CYPRESS DUNES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Paid, Underground
Parking	Garage Door Opener, Garage Detached
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Pull Down Stairs, Shelving, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Sprinkler System
Lot Description	Covenants, Cul-De-Sac, Restrictions
Windows	Plantation Shutters, Window Treatments

Roof	Metal
Construction	Trim Wood, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	110
Zoning	Resid Single Family

Listing Details

Listing Office	On The Coast Real Estate Group
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