

\$1,975,000 - 17 Breezeway Boulevard, Santa Rosa Beach

MLS® #913319

\$1,975,000

6 Bedroom, 6.00 Bathroom, 3,701 sqft

Detached Single Family on 0.19 Acres

Cypress Breeze Plantation Ph II, Santa Rosa Beach, FL

This new construction three-story home in Cypress Breeze Plantation is right across the street from the gorgeous community pool. Rental revenue projection at \$175K - \$200K. With six bedrooms, five-and-one-half baths, and two living rooms, it offers all the space you need for a primary home or spacious rental investment. Two separate garages provide ample storage for kayaks, bicycles, boats and beach toys. From the broad paved driveway, the classic plantation-home-style double staircase leads to the second-floor entrance with an optional entrance on the ground floor. Each level of this bespoke home has its own outdoor space with deep patios and porches providing private quiet space for guests and family members. Tile floors grace the first two levels with wood effect flooring elsewhere. On the second floor, you'll find the main open living room with a rear covered porch for outdoor entertaining. The contemporary kitchen provides a sleek updated look with white cabinets and countertops contrasting with gray accents. The expansive quartz island will be a popular hub for breakfast gatherings, sunset drinks and appetizers. Brand-new stainless steel appliances are already in place. The open sitting area is flooded with natural daylight from floor-to-ceiling windows that provide a seamless flow onto two balconies. Enjoy treetop views from this lofty perch. After dark, the cozy glow from the fireplace creates a focal feature as you watch TV or plan the next day's activities. Ed Walline Beach Access



is a short walk or bike ride away for a day on the white sandy beach. Enjoy birdwatching, kayaking and paddleboarding on coastal dune lakes or go hiking in Point Washington State Forest. Shopping at local boutiques and a choice of restaurants nearby on 30A mean you have everything you need on the doorstep of this stunning bespoke home.

Built in 2023

Essential Information

MLS® #	913319
Sold Price	\$1,975,000
List Price	\$1,999,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,701
Acres	0.19
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	17 Breezeway Boulevard
Area	17 - 30A West
Subdivision	Cypress Breeze Plantation Ph II
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Gated Community, Picnic Area, Pool
Utilities	Gas - Natural, Public Sewer, Public Water

Parking Spaces	2
Parking	Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Community

Interior

Interior Features	Built-In Bookcases, Fireplace, Furnished - None, Kitchen Island, Washer/Dryer Hookup
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Stove/Oven Gas
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	3

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Balcony, Patio Covered
Lot Description	Corner, Covenants
Roof	Roof Metal

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	515
Zoning	Resid Single Family
HOA Fees	600.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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