

# \$1,160,000 - 199 Cypress Breeze Drive, Santa Rosa Beach

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MLS® #1002780

**\$1,160,000**

3 Bedroom, 4.00 Bathroom, 2,459 sqft

Detached Single Family on 0.14 Acres

CYPRESS BREEZE PLANTATION, Santa Rosa Beach, FL

Welcome to Cypress Breeze Plantation, where the beach is close, Gulf Place is easy, and the pool is not playing around.

This furnished three-bedroom, 3.5-bath home sleeps 10, includes a 6-seater golf cart, and is built for simple 30A living. The main-level owner's suite keeps everyday life easy, with double vanities and an oversized frameless glass shower. The open kitchen, dining, and living area gives everyone room to gather, unwind, and come back together after a day at the beach. The outdoor patio adds an easy extra living space, perfect for grilling, cocktails, or slow coffee mornings before heading down to the water, while the spacious backyard offers PLENTY OF ROOM TO ADD A POOL and create your own private outdoor retreat.

3D Virtual Matterport tour available upon request. Upstairs, the loft adds flexible space for movie nights, guests, a media room, or the inevitable rainy beach day, with additional sleeping space that helps comfortably accommodate a crowd. Two guest bedrooms each have their own private bathroom, including a bunkroom that sleeps four. Translation: bring the people. There is room.

The home is offered fully furnished and includes two beach bikes. The one-car garage



also includes a Tesla charger, because convenient should actually mean convenient.

Getting to Gulf Place, Ed Walline Beach Access, shopping, dining, and live music feels like part of the routine.

Cypress Breeze Plantation is gated and known for one major community flex: its 14,000-square-foot resort-style pool, one of the largest residential pools on the Emerald Coast. The neighborhood also offers food trucks, seasonal events, and easy access to the west end of 30A.

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1002780                |
| Sold Price     | \$1,160,000            |
| List Price     | \$1,250,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,459                  |
| Acres          | 0.14                   |
| Year Built     | 2022                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Craftsman              |
| Status         | Sold                   |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 199 Cypress Breeze Drive  |
| Area        | 17 - 30A West             |
| Subdivision | CYPRESS BREEZE PLANTATION |
| City        | Santa Rosa Beach          |
| County      | Walton                    |
| State       | FL                        |

|          |       |
|----------|-------|
| Zip Code | 32459 |
|----------|-------|

### Amenities

|              |                                                     |
|--------------|-----------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Public Sewer, Public Water |
| Parking      | Garage                                              |
| # of Garages | 1                                                   |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup                   |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater |
| Heating           | Gas - Natural                                                                                   |
| Cooling           | Central Air                                                                                     |
| # of Stories      | 2                                                                                               |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | Interior Lot, Survey Available |
| Roof              | Metal                          |
| Construction      | Frame                          |
| Foundation        | Slab                           |

### School Information

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

### Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 125                 |
| Zoning          | Resid Single Family |

### Listing Details

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

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