

\$4,695,000 - 28 Cypress Hill Road, Santa Rosa Beach

MLS® #925211

\$4,695,000

7 Bedroom, 10.00 Bathroom, 4,725 sqft
Detached Single Family on 0.14 Acres

SEAGROVE 1ST ADD, Santa Rosa Beach, FL

Welcome to 28 Cypress Hill, a stunning new construction home nestled in the desirable neighborhood of Old Seagrove, adjacent to Seaside. This architectural masterpiece, designed by TS Adams and built by Ryan Harp Construction, offers the perfect blend of elegance, luxury, and coastal charm. Spanning across three spacious floors, this remarkable residence boasts a total of 7 bedrooms, including two primary suites thoughtfully located on the first and second floors.

Additionally, two bunk rooms, 8 full baths, and 2 half baths ensure ample space and comfort for all guests. As you enter the home, you'll be greeted by an open and airy floor plan, featuring a generous great room adorned with shiplap walls and a cozy fireplace. The dining area seamlessly flows into the well-appointed kitchen, complete with top-of-the-line Thermador appliances, a 48" gas range, quartz countertops, and a custom tile backsplash.

Step outside onto the screened-in porch, a true oasis for outdoor living. With a fireplace, a summer kitchen, and captivating views of the outdoor pool area, this space invites you to unwind and entertain in style. The heated saltwater pool and lounge chair area offer the perfect setting for relaxation and enjoyment. Venture up to the second floor, where you'll find four bedrooms, a bunk room, and a flexible living area designed for relaxation and entertainment. The third floor presents two additional bedrooms (including one bunk



room) providing ample accommodations for large groups or extended families.

For the ultimate vantage point, ride the 4-stop elevator up to the magnificent fourth-floor terrace. From this elevated retreat, you'll be treated to breathtaking panoramic views of Seaside and the sparkling Gulf of Mexico. The indoor/outdoor space and comfortable loungers create an ideal setting to savor stunning sunsets and create lasting memories. This exceptional home is further enhanced by multiple laundry rooms, a 2-car garage, an outdoor shower bath area, hardwood floors, custom tile, and exquisite wood accents, including reclaimed beams, adding character and warmth throughout.

With its generous sleeping capacity of 20+, this property presents an incredible investment opportunity, with rental projections exceeding \$378,000+. Notably, there are no HOA fees, allowing you to fully immerse yourself in the coveted Old Seagrove and Seaside Florida lifestyle.

Don't miss the chance to own this luxurious coastal retreat, where impeccable design meets unparalleled comfort. Schedule your private showing today and embrace the coastal living experience at 28 Cypress Hill! Be certain to ask for list of exclusions

Built in 2022

Essential Information

MLS® #	925211
Sold Price	\$4,695,000
List Price	\$4,995,000
Bedrooms	7
Bathrooms	10.00
Full Baths	8
Half Baths	2
Square Footage	4,725

Acres	0.14
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	28 Cypress Hill Road
Area	18 - 30A East
Subdivision	SEAGROVE 1ST ADD
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking Spaces	2
Parking	Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Pool - In-Ground, Private

Interior

Interior Features	Elevator, Furnished - All
Cooling	AC - 2 or More
# of Stories	3

Exterior

Exterior Features	Pool - In-Ground, Porch Screened, Shower
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School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	341
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Zoning	Resid Single Family
HOA Fees	0.00

Listing Details

Listing Office	Scenic Sotheby's International Realty
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