

# **\$1,150,000 - 61 Sweet Breeze Drive, Santa Rosa Beach**

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MLS® #985860

**\$1,150,000**

4 Bedroom, 3.00 Bathroom, 3,402 sqft

Detached Single Family

CYPRESS BREEZE PLANTATION, Santa Rosa Beach, FL

Welcome to 61 Sweet Breeze Drive, where impeccable design meets the heart of the 30A lifestyle. Nestled on a low-traffic cul-de-sac in the gated community of Cypress Breeze Plantation, this 2020 custom-built home delivers elegance, comfort, and peace of mind. Just moments away from the vibrant beachside community of Gulf Place, you'll enjoy convenient access to shopping, dining, and sugar-white beaches.

From the curb, the home makes a breathtaking first impression with upgraded landscape design and a meticulously maintained lawn featuring El Toro Zoysia sod, palm trees, a Japanese maple and lush planters. A welcoming portico-covered front porch sets the tone, inviting you into a layout designed to both entertain and inspire.

Inside, the open kitchen, dining, and living spaces are perfect for gatherings. The family room features custom built-ins with a hidden auto doggy door, ample storage, and a cozy gas fireplace. The chef's kitchen is a true showpiece with double-stacked cabinetry, a massive 12' serving island, polished Dolomite countertops, designer lighting, and high-end appliances including a 5-burner gas cooktop, double ovens with warming drawer, refrigerator, double-drawer drink cooler, and a NewAir 32-bottle wine cooler. Storage abounds with a double-sized cabinet pantry, a



separate 13' x 4' walk-in pantry, a hidden under-stair storage area, and over 300 square feet of floored attic storage space.

The home's impact-rated construction, reinforced corners, impact windows and doors, and a Generac on-demand whole-home emergency generator provide strength, security, and peace of mind for coastal living. Additional security features include flood lights, exterior cameras, and an advanced entry and motion detection system. Finishes throughout the home include Pergo TimberCraft waterproof LVP flooring, designer lighting and fans, custom-built closets, and more. Thoughtfully designed with zero-step access, this home is an ideal choice for those who value ease of mobility without compromising on style.

Outdoor living is equally impressive. The oversized parking areas, spacious two-car garage with storage options, and beautifully landscaped backyard set the stage for gatherings. Enjoy evenings around the gas fire pit or savor breathtaking sunsets on the screened porch with auto-controlled Levelor shades.

The bedrooms are generously sized, with the primary suite offering a spa-like retreat complete with a free-standing tub, expansive walk-in shower, double vanities, and dual custom walk-in closets.

Living in Cypress Breeze Plantation means more than just a beautiful home it's a vibrant lifestyle. With weekly food trucks, festive neighborhood gatherings, and one of the largest residential pools on the Emerald Coast featuring waterfalls, fountains, and resort-style lounging you'll enjoy a true sense of community.

Don't miss your chance to own this move-in ready home in the coveted 30A West market. Schedule your private showing today and step into a home where coastal beauty, quality, and community converge.

Disclaimer: All listing details are deemed to be correct; however buyers are encouraged to verify all information as needed.

Built in 2020

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 985860                 |
| Sold Price     | \$1,150,000            |
| List Price     | \$1,249,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 3,402                  |
| Year Built     | 2020                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Sold                   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 61 Sweet 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, TV Cable |
| Parking      | Garage Door Opener, Oversized                                 |
| # of Garages | 2                                                             |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Crown Molding, Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup                 |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater |
| Heating           | Central, Gas - Natural                                                                                   |
| Cooling           | Central Air, Ceiling Fan(s)                                                                              |
| Fireplace         | Yes                                                                                                      |
| Fireplaces        | Fireplace Gas                                                                                            |
| # of Stories      | 2                                                                                                        |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Private Yard, Sprinkler System                                             |
| Lot Description   | Corner Lot, Covenants, Flood Insurance Req, Restrictions, Survey Available |
| Windows           | Window Treatments                                                          |
| Roof              | Metal                                                                      |
| Construction      | Siding CmntFbrHrdBrd                                                       |
| Foundation        | Slab                                                                       |

## School Information

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

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 357                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 680                 |
| HOA Fees Freq.  | Quarterly           |

## Listing Details

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

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