

# \$1,500,000 - 91 Cypress Hill Road, Santa Rosa Beach

MLS® #974975

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## \$1,500,000

3 Bedroom, 3.00 Bathroom, 1,938 sqft  
Detached Single Family on 0.11 Acres

SEAGROVE 1ST ADDN, Santa Rosa Beach, FL

Welcome to 91 Cypress Hill Road, a hidden gem located on one of Old Seagrove's most coveted streets. Tucked away among mature Chapman oaks in an exclusive enclave, this European-inspired retreat perfectly balances privacy, charm, and proximity to both the Gulf of Mexico and the vibrant heart of Seaside. Designed with versatility and comfort in mind, this unique property features three interconnected living quarters, offering ideal accommodations for extended families or multiple groups. The thoughtfully designed layout provides ample communal spaces for gathering, along with private retreats for rest and relaxation.

The main home offers three bedrooms, two additional sleeping areas, two full bathrooms, and one half bath. Outdoor living is seamlessly integrated with a private 12' x 34' pool, complete with water features, a tanning shelf, and lush tropical landscaping. Multiple covered porches, a gas grill, and a private outdoor shower create an inviting environment for alfresco dining and lounging.

A separate four-story tower serves as the perfect guest retreat or teen hideaway, featuring a second kitchenette, additional lounge space, and a Gulf-view observation deck ideal for sunset viewing.

Highlights of this extraordinary property include sleeping accommodations for up to 14



guests, multiple kitchens and living areas offering ultimate flexibility, a private apartment complete with a full bath, kitchenette, and laundry, and expansive outdoor spaces including covered porches and an observation deck. Additional features such as a gas grill, a private outdoor shower, and driveway parking for four vehicles further enhance the comfort and convenience of this remarkable home.

Ideally situated within a short stroll to the sugar-white sands of Seagrove Beach and the boutiques, dining, and entertainment of Seaside, 91 Cypress Hill Road offers a rare opportunity to own a truly versatile beach retreat equally suited for personal enjoyment or lucrative rental income.

Built in 1974

### **Essential Information**

MLS® #	974975
Sold Price	\$1,500,000
List Price	\$1,650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,938
Acres	0.11
Year Built	1974
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### **Community Information**

Address	91 Cypress Hill Road
Area	18 - 30A East
Subdivision	SEAGROVE 1ST ADDN

City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### **Amenities**

Utilities	Electric, Public Sewer, Public Water
View	Gulf, Gulf/Pass
Has Pool	Yes
Pool	Heated, In Ground

### **Interior**

Interior Features	In-Law Floorplan, Hallway Bunk Beds, Kitchen Island, Recessed Lighting, Lock Out, Split Bedroom
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2

### **Exterior**

Exterior Features	Outdoor Grill, Balcony, Private Yard, Pool - Gunite Concrct, Outdoor Shower
Construction	Stucco, Wood Siding, Siding CmntFbrHrdBrd

### **School Information**

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

### **Additional Information**

Days on Website	358
Zoning	Resid Single Family

### **Listing Details**

Listing Office	Compass
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