

\$693,000 - 22 W Staver Lane Lot 2, Santa Rosa Beach

MLS® #1012222

\$693,000

5 Bedroom, 4.00 Bathroom, 2,672 sqft
Detached Single Family on 0.15 Acres

The Eyrie, Santa Rosa Beach, FL

****TO-BE-BUILT LOT** PICK YOUR FINISHES! \$15K FLEX CASH TOWARDS DESIGN OPTIONS, RATE BUY-DOWN, OR CLOSING COSTS!** Welcome to The Eyrie, a thoughtfully curated new community where refined living, natural beauty, and everyday convenience come together. Nestled just off Mack Bayou, this intimate neighborhood encompasses 32 thoughtfully planned homesites, offering a sense of privacy, space, and a seamless connection to the surrounding landscape.

Ideally located just a short drive from the iconic 30A corridor, The Eyrie places you near some of the Emerald Coast's most cherished destinations while providing a peaceful, nature-inspired setting to call home. Designed to complement its surroundings, the community features a serene pond and a natural palette of earthy tones that reflect the beauty of the area.

The Chopin floor plan offers 5 bedrooms and 4.5 baths, thoughtfully designed to accommodate both everyday living and effortless entertaining. A highly desirable first-floor bedroom provides flexibility for guests or multigenerational living, while the open-concept main living area features soaring 10ft ceilings and an abundance of natural light. Upstairs, an impressive loft offers versatile additional space that can be tailored to suit your lifestyle, perfect for a media room, home



office, playroom, or additional gathering area. A bright and inviting sunroom provides a peaceful retreat with views toward the surrounding natural setting. The thoughtfully designed kitchen features ceiling-height cabinetry, quartz countertops, and a stainless-steel gas range with a vented hood. Quartz countertops continue throughout the home, creating a cohesive and elevated aesthetic. High-end finishes come standard, including a durable metal roof, impact-rated windows and doors, luxury vinyl plank flooring throughout all common areas and bedrooms, and 8ft interior doors.

Homeowners also have the opportunity to personalize their residence during the design appointment by selecting from available finishes and upgrades, allowing each home to be uniquely tailored to its owners.

Prices may vary based on lot selection and available upgrades. This listing reflects the base price of the home. Photos are representative and are not of the exact home. Home is not furnished.

Built in 2027

Essential Information

MLS® #	1012222
Price	\$693,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,672
Acres	0.15
Year Built	2027
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House

Status	Active
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Community Information

Address	22 W Staver Lane Lot 2
Area	16 - North Santa Rosa Beach
Subdivision	The Eyrie
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Electric Water Heater
Heating	Heat Pump, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Sprinkler System
Lot Description	Interior Lot
Windows	Double Pane Windows
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office

EXP Realty LLC

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