

\$1,750,000 - 255 Cypress Drive, Santa Rosa Beach

MLS® #995769

\$1,750,000

5 Bedroom, 5.00 Bathroom, 3,217 sqft

Detached Single Family

CYPRESS DUNES, Santa Rosa Beach, FL

NOW OFFERED AT \$1,750,000 -- AN
ADDITIONAL \$140,000 PRICE REDUCTION!

This remarkable price adjustment presents an exceptional opportunity to own one of Cypress Dunes' most scenic and elevated homes at an incredible value. The new price allows buyers the flexibility to update the bathrooms, refresh the interior with today's preferred neutral colors, and personalize the home to their own taste--all while securing one of the community's most coveted locations with extraordinary Gulf views that simply cannot be replicated.

Experience coastal living at its absolute finest in this extraordinary three-story turn-key beach retreat, perfectly positioned on one of the highest elevations in Cypress Dunes, offering some of the most breathtaking Gulf views in the entire community. From brilliant sunrise skies to unforgettable sunset panoramas, the views from this home are nothing short of spectacular.

Designed to fully embrace its premier setting, every level of this beautifully maintained residence captures the beauty of the Gulf, with expansive porches and elevated living spaces showcasing emerald waters, endless horizons, and soothing coastal breezes. The rare high-elevation homesite not only maximizes sweeping views but also provides an added sense of privacy, security, and distinction that is increasingly difficult to find. Whether as a primary residence, luxury second home, or investment property with outstanding rental



potential, this is a rare opportunity to own one of Cypress Dunes' premier view properties at an exceptional price. Cosmetic updates can always be made--but a location and Gulf views like these are truly irreplaceable.

Beyond its beauty, this property presents a compelling investment opportunity. With documented 2025 rental projections of \$100,000+ (part-time short-term rentals), this home offers exceptional income potential while serving as a luxurious personal retreat. Its desirable location, three-story layout, and panoramic Gulf views make it highly attractive to vacation renters seeking a premium coastal experience. Whether you're searching for a high-performing investment, a second home, or a legacy property to enjoy for generations, this elevated Gulf-view masterpiece delivers on every level.

Located in the highly sought-after community of Cypress Dunes in Santa Rosa Beach, this exceptional home seamlessly blends timeless architectural charm, thoughtful coastal design, and an unbeatable setting. Residents enjoy resort-style amenities, including a breathtaking Gulf-view infinity-edge pool, a fully equipped fitness center, and a relaxing spa tub--all designed to elevate everyday living.

If you're hosting unforgettable gatherings, savoring peaceful mornings with coffee while gazing out over the Gulf, or unwinding at day's end as the sky melts into brilliant sunset hues, this property captures the very essence of refined beachside living. Here, every moment feels like a getaway, and the coastal lifestyle you've dreamed of becomes your daily reality.

Opportunities to own a home with this level of elevation and view are rare--don't miss your chance to secure one of the best vantage points in Cypress Dunes!

Built in 2006

Essential Information

MLS® #	995769
Price	\$1,750,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	3,217
Year Built	2006
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	255 Cypress Drive
Area	17 - 30A West
Subdivision	CYPRESS DUNES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Oversized, Garage
# of Garages	2
View	Gulf
Water View	Gulf

Interior

Interior Features	Breakfast Bar, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Sprinkler System
Lot Description	Covenants, See Remarks
Windows	Window Treatments
Roof	Metal
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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