

\$1,058,000 - 265 Tropical Breeze Drive, Santa Rosa Beach

MLS® #989283

\$1,058,000

5 Bedroom, 4.00 Bathroom, 3,176 sqft
Detached Single Family on 0.22 Acres

CYPRESS BREEZE PLANTATION, Santa Rosa Beach, FL

GREAT NEW PRICE & SELLER FINANCING AVAILABLE. This is your chance to own a 30A area home at favorable terms.

This pristinely maintained turn-key, 30A home produces ~\$100K in annual rentals (2023 and 2024). This 3,176 sq ft property w 5 bedrooms, 3.5 baths, and a great open layout is the best value available in Cypress Breeze. It comes fully furnished with tasteful furnishings and decor throughout.

Main floor has 3 bedrooms, open kitchen, formal dining, office and a spacious living room with a wood-burning fireplace. Upstairs you'll find another large bedroom, full bath, and a massive custom game/bunk room built to maximize rental potential.

Out back, enjoy a fully fenced yard and a screened-in patio overlooking a natural setting. The home has plenty of storage and an attached 2 car garage. If looking to keep this a vacation rental, consider self managing and converting garage into a game room to increase it's revenue potential.

Located in the desired gated Cypress Breeze community, known for its resort-style lagoon pool with waterfalls. Super convenient location on 393 right down the street from the popular



Gulf Place, a public beach access and plenty of walkable dining and shopping options.

Short-term rentals are allowed and this home is already performing. Or make this your primary and easy access to all of what the 30A lifestyle offers.

Built in 2014

Essential Information

MLS® #	989283
Price	\$1,058,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,176
Acres	0.22
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	265 Tropical Breeze Drive
Area	17 - 30A West
Subdivision	CYPRESS BREEZE PLANTATION
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Breakfast Bar, Bookcases, Crown Molding, Tray Ceiling(s), Kitchen Island, Owner's Closet, Pantry
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Private Yard, Sprinkler System
Lot Description	Cul-De-Sac, Within 1/2 Mile to Water
Roof	Shingle
Construction	Siding Brick Some, Trim Vinyl, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
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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Listing information last updated on September 13th, 2026 at 7:07am CDT