

\$779,306 - 35 E Staver Lane Lot 30, Santa Rosa Beach

MLS® #1012679

\$779,306

5 Bedroom, 4.00 Bathroom, 2,909 sqft
Detached Single Family on 0.15 Acres

The Eyrie, Santa Rosa Beach, FL

15K FLEX CASH INCENTIVE 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 rare sense of privacy, space, and connection to the surrounding landscape. A collection of mature live oak trees adds a distinctive character to the community, creating a beautiful natural backdrop & a sense of timelessness that is rarely found in a brand-new neighborhood. 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, natural landscaping, and earthy architectural tones that harmonize beautifully with the existing live oaks. Adding to the ease of coastal living, lawn maintenance is included in the HOA dues, allowing homeowners to enjoy a more carefree, low-maintenance lifestyle with less time spent on yard work & more time enjoying the area.

The Mozart floor plan is thoughtfully designed for modern living, offering 5 bedrooms and 3.5 baths with an emphasis on comfort, flexibility, and effortless entertaining. The first floor features a spacious primary suite, a versatile



flex space, and a convenient half bath. The open-concept main living area creates a welcoming gathering space, while 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.

Upstairs, a generous loft provides versatile additional living space ideal for a media room, home office, playroom, or additional gathering area. 4 additional bedrooms and 2 full bathrooms provide ample space for family and guests, while covered and uncovered outdoor decks extend the living space outdoors and create inviting spaces to relax or entertain year-round.

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 reflect their individual style and preferences.

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 2026

Essential Information

MLS® #	1012679
Price	\$779,306
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,909
Acres	0.15
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	35 E Staver Lane Lot 30
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
Parking	Garage Door Opener
# of Garages	2

Interior

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

Exterior

Exterior Features	Sprinkler System
Lot Description	Interior Lot
Roof	Metal
Construction	Frame, Trim Vinyl, 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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Listing information last updated on September 24th, 2026 at 5:07pm CDT