

\$789,879 - 40 E Staver Lane Lot 14, Santa Rosa Beach

MLS® #1012680

\$789,879

3 Bedroom, 3.00 Bathroom, 2,692 sqft
Detached Single Family on 0.14 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 Venice floor plan offers 3-4 bedrooms & 3 full baths, thoughtfully designed for both comfortable everyday living & effortless entertaining. The first floor features a spacious



primary suite, guest bedroom, versatile flex space, an open-concept living area, and a light-filled sunroom that extends the main living space. Upstairs, a generous loft provides versatile additional living space, while a bedroom & full bathroom offer added privacy & flexibility for guests, a home office, or family members.

Elevated features come standard, including a durable metal roof, quartz countertops, luxury vinyl plank flooring throughout the common areas & bedrooms, 10ft ceilings with 8ft doors on the main level, and a gas range with a vented hood in the kitchen. During the design appointment, homeowners have the opportunity to further personalize their residence with thoughtfully selected finishes & available upgrades, creating a home that is uniquely their own.

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

Built in 2026

Essential Information

MLS® #	1012680
Price	\$789,879
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,692
Acres	0.14
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage

Status	Active
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Community Information

Address	40 E Staver Lane Lot 14
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	Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, 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, 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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