

# \$764,850 - 50 E Staver Lane Lot 16, Santa Rosa Beach

MLS® #1012220

## \$764,850

3 Bedroom, 3.00 Bathroom, 2,692 sqft  
Detached Single Family on 0.14 Acres

The Eyrie, Santa Rosa Beach, FL

ESTIMATED COMPLETION DECEMBER  
2026 & \$15K FLEX CASH AVAILABLE!

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® #         | 1012220                |
| Price          | \$764,850              |
| 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          |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 50 E Staver Lane Lot 16     |
| 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 |
|--------|---------------------|

## Listing Details

Listing Office      EXP Realty LLC

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