

\$1,249,000 - 79 Cypress Passage, Santa Rosa Beach

MLS® #965533

\$1,249,000

4 Bedroom, 3.00 Bathroom, 2,244 sqft

Detached Single Family on 0.09 Acres

CYPRESS DUNES, Santa Rosa Beach, FL

Fantastic opportunity to own one of the newest homes available in Cypress Dunes on Scenic 30A, with a recent price improvement! Experience the ultimate in coastal living with this fully furnished 4-bedroom, 3-bathroom masterpiece, including a first-floor bedroom and full bath. Every detail of this home has been thoughtfully designed to deliver the perfect balance of comfort, elegance, and functionality. The Gardenia floorplan has been modified to allow for a larger, more open living, kitchen, and dining area. This owner added a chef-inspired kitchen with a fully upgraded appliance package, including Wolfe stainless steel gas cooktop, double wall oven, and Sub-Zero refrigerator. Additional upgrades include a tankless water heater and thermostatic controls in the bathrooms for enhanced convenience and efficiency. Coastal charm radiates throughout the home, with wood and shiplap accents along the stairway, soaring 10-foot ceilings on both levels & wood floors that enhance its warmth and natural light. The Front elevation offers two wide front porches with a built-in porch swing along with a serene rear screened porch perfect for soaking in the tranquil, park-like surroundings. This home offers high impact windows and doors along with plenty of parking with a rare full-length driveway that will fit 3 vehicles. Cypress Dunes offers an array of world-class amenities, including an infinity resort-style pool overlooking Topsail state park, a fitness center with recently upgraded equipment, a jetted



spa, an Owners Clubhouse, an outdoor fireplace, recreational green space, Tennis/Pickleball courts, and a picturesque nature walkover the Cypress Pond. The natural beauty of this community perfectly complements the relaxed sophistication of 30A living

Built in 2024

Essential Information

MLS® #	965533
Price	\$1,249,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,244
Acres	0.09
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	79 Cypress Passage
Area	17 - 30A West
Subdivision	CYPRESS DUNES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water
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Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Walls Wainscoting, Woodwork Painted
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Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony
Lot Description	Covenants, Sidewalk
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

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	The Premier Property Group
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