

\$137,500 - Lot 102-40 Cypress Walk, Santa Rosa Beach

MLS® #1004365

\$137,500

Bedroom, Bathroom,
Unimproved Land on 0.38 Acres

CYPRESS DUNES, Santa Rosa Beach, FL

Situated on the gorgeous cypress pond that the community is famous for! Located just one block from an award winning elementary school, minutes from shopping, entertainment, dining and more. This amazing subdivision consists of 44 acres situated 25 feet above sea level. There are 4 approved builders for the community. Cypress Dunes is known for its landscaping of native plants, a 200 year old Cypress Head, state of the art amenity center, and breathtaking views of a Coastal Dune Lake and the Gulf of Mexico. Cypress Dunes is completely surrounded by Topsail Hill State Preserve which offers 3.2 miles of secluded white sandy beaches, kid activities, nature trails, camp sites, The Cypress Dunes amenity center boasts an infinity edged pool, hot tub, workout facility, covered fireplace, 2nd level sunset deck, and an owners party room with a commercial kitchen, all overlooking the Gulf of Mexico! Other amenities include a 2nd pool in Phase 2, boardwalks through the Cypress Pond, tennis courts, and a plush lawn area for recreational use. With a total of 207 home sites, this gated community has the classic Florida Cottage design consistent throughout this unique subdivision. There are a variety of elevations and styles available to choose from if you wish to build a different floor plan. The well known Sandestin Golf & Beach Resort is just 5 minutes away with 4 award winning championship golf courses, 15 world class tennis courts, 113-slip marina, water sports and the famous Baytowne Wharf. Grand



Boulevard Shopping Center offers a movie theater, Publix grocery, Sacred Heart Hospital, name brand shopping and restaurants like Flemings Steak House, PF Chang's, and Emeril's.

Essential Information

MLS® #	1004365
Price	\$137,500
Acres	0.38
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 102-40 Cypress Walk
Area	17 - 30A West
Subdivision	CYPRESS DUNES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable, Gas Available
Is Waterfront	Yes
Waterfront	Pond

Exterior

Lot Description	Covenants, Restrictions, Within 1/2 Mile to Water
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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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