

# \$195,000 - Lot 107 Cypress Walk, Santa Rosa Beach

MLS® #993110

**\$195,000**

Bedroom, Bathroom,  
Unimproved Land on 0.30 Acres

CYPRESS DUNES, Santa Rosa Beach, FL

LOCATED SOUTH OF 30A, IN A GATED  
NEIGHBORHOOD, WITH NO BUILD OUT  
TIME!!!

Cypress Dunes is a sanctuary of coastal elegance on the tranquil west end of Scenic Highway 30A in Santa Rosa Beach, Florida--where timeless architecture blends seamlessly with the untouched natural beauty of Topsail Hill Preserve State Park. This coveted gated community is defined by majestic cypress trees, serene walking paths, and breathtaking sunset views that create a peaceful retreat just minutes from sugar-white beaches, boutique shopping, and the vibrant dining that make 30A so beloved. Residents enjoy the rare opportunity to build a custom home that reflects their personal style while still honoring the community's refined coastal aesthetic, supported by thoughtful architectural guidelines and a selection of respected local builders. Cypress Dunes offers a premium location and exceptional craftsmanship, and lasting serenity in a setting protected from future overdevelopment. Its amenities are truly resort-caliber featuring two stunning pools including an infinity-edge pool overlooking the Gulf of America and rare Coastal Dune Lake, a jetted spa, a state-of-the-art fitness center, owners' clubhouse, outdoor fireplace, tennis & pickleball courts, a recreational lawn, and beautifully maintained boardwalks where local wildlife can often be spotted. Short term rentals are allowed with a six night minimum. A rustic elevated pathway connects Phase I to



Phase II, leading to an an additional pool with a cascading waterfall while offering sweeping views of the surrounding cypress landscape. Living in Cypress Dunes means embracing beauty, balance, and the easy rhythm of coastal living in one of Santa Rosa Beach's most desirable communities.

There are 21 floor plans that fit this lot that are listed under the document tab, along with the survey. The actual dimensions of the entire lot is 45 x 290 x 45 x 192. Lot goes half way into the cypress pond.

The HOA fees are done in two different ways. It is all about the amenities. If you own a vacant lot, and do not want to use the amenities, then you can pay a reduced, tier 2 fee of \$792.00 per quarter. If you have a vacant lot and want to use the amenities or have a home, then the fee is \$1200.00 per quarter.

**Essential Information**

|          |                 |
|----------|-----------------|
| MLS® #   | 993110          |
| Price    | \$195,000       |
| Acres    | 0.30            |
| Type     | Unimproved Land |
| Sub-Type | Unimproved Land |
| Status   | Active          |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | Lot 107 Cypress Walk |
| Area        | 17 - 30A West        |
| Subdivision | CYPRESS DUNES        |
| City        | Santa Rosa Beach     |
| County      | Walton               |
| State       | FL                   |
| Zip Code    | 32459                |

**Amenities**

|               |                                                            |
|---------------|------------------------------------------------------------|
| Utilities     | Electric, Gas - Natural, Phone, Public Sewer, Public Water |
| Is Waterfront | Yes                                                        |
| Waterfront    | Pond                                                       |

## Exterior

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| Lot Description | Covenants, Restrictions, Survey Available, Within 1/2 Mile to Water |
|-----------------|---------------------------------------------------------------------|

## School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

## Additional Information

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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