

\$479,000 - Lot 16 Cypress Drive, Santa Rosa Beach

MLS® #1009414

\$479,000

Bedroom, Bathroom,
Unimproved Land on 0.07 Acres

CYPRESS DUNES, Santa Rosa Beach, FL

LOCATED SOUTH OF 30A, POSSIBLE GULF VIEWS, 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 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. Photos of the highest and best use floor plan is shown in the photos and under the document tab. 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® #	1009414
Price	\$479,000
Acres	0.07
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 16 Cypress Drive
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, TV Cable
View	Gulf
Water View	Gulf

Exterior

Lot Description	Covenants, Easements, Restrictions, Survey Available, 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	Scenic Sotheby's International Realty
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