

# \$779,000 - Lot 45 Cypress Drive, Santa Rosa Beach

MLS® #998659

**\$779,000**

Bedroom, Bathroom,  
Unimproved Land on 0.08 Acres

CYPRESS DUNES, Santa Rosa Beach, FL

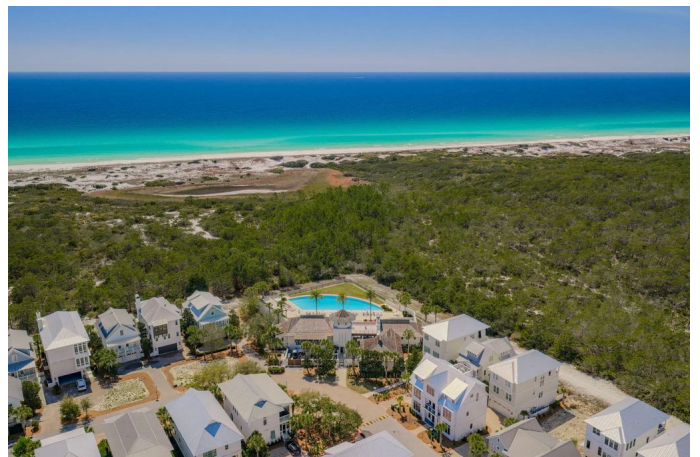
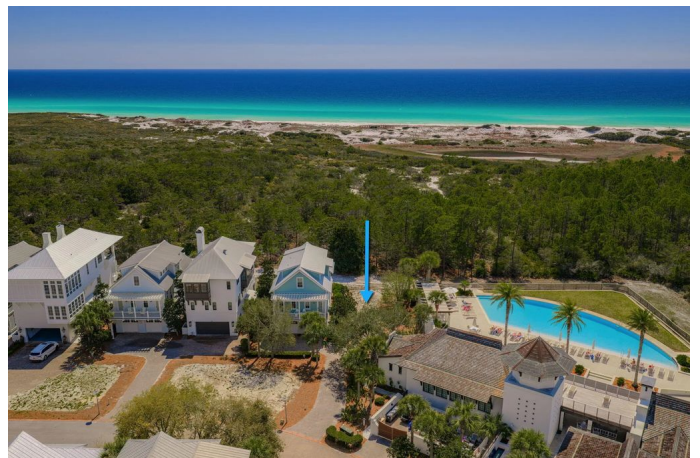
**STUNNING GULF VIEWS AND SUNSETS!**  
Don't miss this rare opportunity to build the home of your dreams with views of the Gulf and Topsail Hill State Park Preserve. The lot is perfectly tucked away in the gated community of Cypress Dunes. With the amenity center right next door, you can walk out your door and go for a swim or workout in the very well-appointed gym. Amenities also include a second swimming pool, hot tub and community room. Stallworth beach access is just a short bike ride away. With easy accessibility to Miramar Beach, Destin and Panama City Beach, shopping, restaurants and the airports are nearby. Take advantage of this rare opportunity to build your dream home in 30A with GULF views!

## Essential Information

|          |                 |
|----------|-----------------|
| MLS® #   | 998659          |
| Price    | \$779,000       |
| Acres    | 0.08            |
| Type     | Unimproved Land |
| Sub-Type | Unimproved Land |
| Status   | Active          |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | Lot 45 Cypress Drive |
| 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, TV Cable |
| View       | Gulf                                                |
| Water View | Gulf                                                |

### **Exterior**

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Lot Description | Cul-De-Sac, Interior Lot, Restrictions, Survey Available |
|-----------------|----------------------------------------------------------|

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

### **Additional Information**

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

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | 1 Percent Lists Florida Coast |
|----------------|-------------------------------|

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