# $260,000 - Lot 63 Cypress Drive, Santa Rosa Beach

MLS® #982606

**$260,000**

Bedroom, Bathroom,

Land on 0.07 Acres

CYPRESS DUNES, Santa Rosa Beach, FL

Purchase 1 or 2 lots within the gated community of Cypress Dunes on the desirable west end of 30A, this unique offering backs directly onto the stunning Topsail Hill Preserve State Park, ensuring forever unobstructed views of nature and the Gulf. Enjoy peace, privacy, and panoramic ocean views with no possibility of future development behind you. Whether you build one grand estate or two separate homes the flexibility is yours as the lots are situated together. Community highlights include: Resort-style infinity pool overlooking the Gulf of America, Tennis and Pickle ball Courts, State-of-the-art fitness center, Clubhouse with full kitchen and event space. Just steps from nature, a sort bike ride/walk to some of the best beaches beaches, and close to the best 30A dining and shopping, this is a must-see opportunity for anyone looking to build in one of the most beautiful and secure communities on the coast. Price for both lots 63 & 65 is 455,000. RARE DOUBLE LOT OPPORTUNITY IN COVETED CYPRESS DUNES OF 30A! This is your chance to own two prime lots- LOTS 63 and 65- perfect for building your dream home or even two custom residences! The other unique feature of these two lots is there is a 15 FOOT SEPARATION between lot 63 and lot 64. All other homes have 10 feet in between. There is a 5 foot additional drainage easement for more space between homes!

## Essential Information

| | |
|---|---|
| MLS® # | 982606 |
| Price | $260,000 |
| Sold Price | $250,000 |
| Date Sold | $2025-11-20 |
| Acres | 0.07 |
| Type | Land |
| Sub-Type | Unimproved Land |
| Status | Sold |

## Community Information

| | |
|---|---|
| Address | Lot 63 Cypress Drive |
| Area | 17 - 30A West |
| Subdivision | CYPRESS DUNES |
| City | Santa Rosa Beach |
| County | Walton |
| State | FL |
| Zip Code | 32459 |

## Amenities

| | |
|---|---|
| Amenities | Community Room, Exercise Room, Gated Community, Pool, Tennis, Waterfront, Pickle Ball |
| Utilities | Electric, Public Sewer, Public Water |
| View | Gulf |

## Exterior

| | |
|---|---|
| Lot Description | Flood Insurance Req, Within 1/2 Mile to Water |

## School Information

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

## Additional Information

| | |
|---|---|
| Days on Website | 434 |
| Zoning | Resid Single Family |
| HOA Fees | 759 |
| HOA Fees Freq. | Quarterly |

## Listing Details

Listing Office Counts Real Estate Group Inc

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