$998,000 - 74 Cypress Drive, Santa Rosa Beach

MLS® #999366

$998,000

4 Bedroom, 4.00 Bathroom, 1,754 sqft

Residential on 0.35 Acres

CYPRESS DUNES, Santa Rosa Beach, FL

Nestled among soaring cypress trees in the highly sought-after Cypress Dunes on the west end of Scenic 30A (south side), this charming coastal cottage offers the perfect blend of privacy, nature, and beachside living.

An oversized covered Southern-style porch and balcony warmly welcome you into this nearly 1,800-square-foot home. With 4 bedrooms and 4 bathrooms, this rare floor plan provides ample space for family and guests alike. The spacious entryway offers plenty of room to drop your beach bags and kick off your flip-flops after a day in the sun.

The first-floor features three bedrooms, including a master suite, all with en suite bathrooms. The master bedroom is a peaceful retreat, complete with a private screened-in porch overlooking the neighborhood's iconic cypress pond - where the soothing sounds of frogs create a truly tranquil setting. The master bathroom features dual vanities and a large double shower for added comfort and convenience.

Also located on the first floor is a well-appointed laundry room with a folding area, making it easy to prepare for your next beach day.

Upstairs, you're greeted by a spacious open-concept living area that seamlessly combines the kitchen, dining, and living spaces. The kitchen offers ample room for preparing meals, with a generous breakfast bar where family and friends can gather. The dining area comfortably accommodates an

eight-seat table, perfect for shared meals or game nights.
The inviting living room features a prominent fireplace and custom built-in bookshelves -- ideal for cozy evenings with a good book or relaxing movie nights. Just off the living area, the main balcony provides abundant seating space for lounging, grilling, and outdoor dining, all while enjoying stunning views of the cypress pond and surrounding wildlife.
Adjacent to the kitchen is the fourth bedroom and full bathroom, along with access to a private balcony -- a perfect spot to unwind and take in the peaceful surroundings.
The property also offers a large driveway with ample parking. Please note: the home includes an additional 1,000 square feet of covered porch space, enhancing its exceptional outdoor living appeal.
Residents of Cypress Dunes enjoy a variety of resort-style amenities, including:
" Two pools, including an infinity-edge pool overlooking the Gulf and Topsail Hill Preserve State Park
" Tennis and pickleball courts
" Fitness center and clubhouse
" Outdoor seating areas with fireplace
" Scenic green spaces
" Elevated boardwalks winding through 200-year-old cypress ponds
This home offers a rare opportunity to experience refined coastal living surrounded by natural beauty and exceptional community amenities.

Built in 2005

Essential Information

MLS® #	999366
Price	$998,000
Sold Price	$945,000
Date Sold	$2026-06-23

Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,754
Acres	0.35
Year Built	2005
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	74 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, Public Sewer
View	Pond
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Bookcases, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting
Heating	Gas - Natural
Cooling	Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony
Lot Description	Wooded
Roof	Metal

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	201
Zoning	Resid Single Family

Listing Details

Listing Office	On The Coast Real Estate Group

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