

# **\$6,495,000 - 165 N Charles Street, Alys Beach**

MLS® #922490

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**\$6,495,000**

4 Bedroom, 5.00 Bathroom, 4,182 sqft

Residential on 0 Acres

ALYS BEACH, Alys Beach, FL

Creatively designed for those who appreciate the finer things in life, this noteworthy home by Brian Stackable is arranged around a private courtyard pool with a stunning waterfall feature. Ideal for laid-back entertaining, this pristine new build has multiple outdoor living spaces including a large rooftop terrace for enjoying sunset drinks. Tucked behind a privacy wall with an artisan-inspired gateway, this elegant retreat showcases the highest standards of quality with thick-cut marble and bronze hardware throughout. It offers alluring views of the aquamarine plunge pool from most rooms. The social kitchen has a wealth of appliances including a 60-inch Wolf range, a full-height wine cooler and a butler's pantry for entertaining in style. Multiple tall windows reach up to the oak-beamed ceiling, introducing an abundance of natural light. The all-white decor creates a bright open living space beyond the lengthy island bar. There are defined areas for conversation and an intimate dining nook overlooking the pool. The first-floor primary suite has French doors opening onto the courtyard for peaceful morning views enhanced by a shady Washingtonian Palm. Fashionistas will appreciate the spacious walk-in closet with pocket doors and built-ins designed by California Closets. Three additional guest bedrooms are on the second floor, all with luxury ensuite bathrooms. The upper floor also has a spacious entertainment room for gatherings, complete with a built-in beverage



station. Doors open onto a balcony for guests to enjoy cool breezes and stunning pool views. The home has its own whole-home generator and the two-car garage takes care of vehicles, bicycles, golf carts and beach gear. Set in the heart of Alys Beach, this magnificent home is positioned on a picturesque, tree-lined street facing Papilio Park with a nature preserve nearby. Caliza pool, local cafes, restaurants and shops are a short walk or bike ride away and the stunning white sandy beach is a five-minute stroll from the door. Renderings are conceptual for representational purposes only and subject to variances.

Built in 2022

**Essential Information**

MLS® #	922490
Price	\$6,495,000
Sold Price	\$6,150,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,182
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

**Community Information**

Address	165 N Charles Street
Area	18 - 30A East
Subdivision	ALYS BEACH
City	Alys Beach
County	Walton
State	FL

Zip Code 32461

## Amenities

Amenities Beach, Deed Access, Exercise Room, Pets Allowed, Picnic Area, Pool, Sauna/Steam Room, Tennis, TV Cable, Waterfront, Whirlpool

Utilities Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground

Parking Spaces 2

Parking Garage, Garage Attached

# of Garages 2

Has Pool Yes

Pool Pool - In-Ground, Private

## Interior

Interior Features Ceiling Beamed, Ceiling Crwn Molding, Ceiling Raised, Fireplace, Fireplace Gas, Furnished - All, Kitchen Island, Lighting Recessed, Shelving, Washer/Dryer Hookup, Wet Bar, Window Treatmnt None

Appliances Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Oven Self Cleaning, Range Hood, Refrigerator, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator

Heating Heat High Efficiency

Cooling AC - 2 or More, AC - Central Elect, AC - High Efficiency, Ceiling Fans

Fireplace Yes

Fireplaces Fireplace, Fireplace Gas

# of Stories 2

## Exterior

Exterior Block, Concrete, Roof Concrete, Stucco

Exterior Features Balcony, Deck Open, Fireplace, Patio Covered, Patio Open, Pool - In-Ground, Porch, Shower

Lot Description Covenants, Level, Restrictions, Sidewalk, Survey Available, Within 1/2 Mile to Water

Windows Storm Windows

Roof Block, Roof Concrete

## School Information

Elementary Dune Lakes

Middle Emerald Coast

High South Walton

## Additional Information

Days on Website	381
Date Sold	2023-07-24
Zoning	Resid Single Family
HOA Fees	2590.83
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office            Scenic Sotheby's International Realty

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