

\$5,250,000 - 86 N Charles St, ALYS BEACH

MLS® #917721

\$5,250,000

5 Bedroom, 5.00 Bathroom, 2,782 sqft
Residential on 0 Acres

ALYS BEACH, ALYS BEACH, FL

Seize the "Good Days" at 86 North Charles Street, where courtyard living meets coastal elegance in this expansive Alys Beach stunner in the heart of the desired east end of 30A. Designed by famed architect Gary Justiss with furnishings by Tracery Interiors, 86 North Charles Street combines melodious rhythms of Bermudian architecture with contemporary style and sophistication and defines indoor/outdoor living. An open floorplan envelops to a private courtyard, perfect for gathering with family or entertaining guests, and allows for twice the living space. Bask in the new-urban aesthetic of the community on the iconic North Charles Street, where winding sidewalks lead from your front door to shopping and dining on the east end of 30A, and the sugary white sands and crystal-clear waters of the Emerald Coast are a stone's throw away.

Upon entering, guests are greeted by a lavish courtyard with natural pebble tile pavers, serene fountain, and outdoor seating. An adjacent sequestered loggia with built in bench leads from the lush courtyard to an open living and dining room, with glass doors that open for wraparound views. Surrounded by soaring ceilings and built in shelving, a grand fireplace centers the living area. This space opens into an oversized kitchen with an island, honed limestone counters, reclaimed red gum cabinets, Dominican Shellstone flooring and a natural sky light. An adjacent shared laundry



room and walk-in pantry boasts ample storage. The primary suite is tucked away on the west side of the home; a chic sanctuary attached to a massive primary bathroom, with his and her sinks, a shower, and built-in garden tub. A private guest bedroom with aligning bathroom and courtyard views, as well as a separate half bath are on the east quarters of the main level.

The second level provides three additional guest rooms. A beautifully appointed secondary bedroom with king sized bed and ensuite bathroom, a sizable and comfortable secondary bedroom with queen, and a bedroom with twin over queen bunk beds, all perfect for hosting family and friends. The second floor also includes a separate bathroom with shower. Conveniently, a large outdoor storage closet and outdoor shower sand court are located at the back of the house.

Escape to 86 North Charles Street in Alys Beach, a modern oasis where comfort and luxury infuse with coastal courtyard living.

Built in 2007

Essential Information

MLS® #	917721
Price	\$5,250,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,782
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary

Status	Active
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Community Information

Address	86 N Charles St
Area	30A East
Subdivision	ALYS BEACH
City	ALYS BEACH
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Deed Access, Exercise Room, Playground, Pool, Sauna/Steam Room, TV Cable Available, Tennis, Waterfront, Whirlpool
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Ceiling Raised, Ceiling Tray/Cofferd, Fireplace, Fireplace Gas, Floor Hardwood, Furnished - All, Lighting Recessed, Pantry, Shelving, Skylight(s), Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat High Efficiency
Cooling	A/C: High Efficiency
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior	Block, Concrete, Roof Concrete, Siding Stucco
Exterior Features	Patio Open, Shower
Lot Description	Sidewalk, Within 1/2 Mile Of Water
Windows	Storm Windows
Roof	Block, Roof Concrete

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST

High

SOUTH WALTON

Additional Information

Days on Website	447
Zoning	Residential Single Family
HOA Fees	2693.88
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Coastal Luxury
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