

# \$6,150,000 - 165 N Charles Street, Alys Beach

MLS® #922490

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## \$6,150,000

4 Bedroom, 5.00 Bathroom, 4,182 sqft  
Detached Single Family on 0.00 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
Sold Price	\$6,150,000
List Price	\$6,495,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,182
Acres	0.00
Year Built	2022
Type	Detached Single Family
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	369
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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