

# \$2,600,000 - 35 Lady Bug Court, Alys Beach

MLS® #818670

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## \$2,600,000

4 Bedroom, 4.00 Bathroom, 3,456 sqft  
Detached Single Family on 0 Acres

ALYS BEACH, Alys Beach, FL

This thoughtfully designed 4 bedroom, 3 1/2 bath courtyard home is located on a stone pedestrian path and overlooks one of Alys Beach's many green parks. A spacious 3,456 square foot home is situated to capture light and breezes from the outdoor living areas, offering a courtyard and loggia. The kitchen boasts limestone countertops, glass tile backsplash, custom cabinetry, 6 burner Thermador gas range oven, and a banquette breakfast nook. A dining room and living room with fireplace flow from the kitchen, making this area a special gathering place. Peacock pavers have been used throughout the first floor. The palette is neutral, peaceful, and enhanced by elegant trim work, arches and venetian plaster. Stunning Australian cypress flooring is used throughout the second floor. The serene mastersuite with fireplace is located on the second level. The venetian marble countertops in the master bath compliment the glass tile and set the tone for this elegant bath. A private balcony overlooks the beautifully landscaped park and outdoor fire pit to the Gulf. A popular first floor secondary master bedroom, decorated with glass tile and marble bath, is tucked off the private courtyard. The third and fourth bedrooms are located off a private staircase and share a spacious bath with one having a private balcony.



Built in 2009

## Essential Information

MLS® #	818670
Sold Price	\$2,600,000
List Price	\$2,900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,456
Acres	0.00
Year Built	2009
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Sold

## Community Information

Address	35 Lady Bug Court
Area	18 - 30A East
Subdivision	ALYS BEACH
City	Alys Beach
County	Walton
State	FL
Zip Code	32461

## Amenities

Amenities	Beach, Deed Access, Exercise Room, Pavillion/Gazebo, Playground, Pool, Tennis, TV Cable, Waterfront
Utilities	Electric, Gas - Natural, TV Cable, Underground
Parking	Deeded
Has Pool	Yes
Pool	Private

## Interior

Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat High Efficiency
Cooling	AC - High Efficiency
# of Stories	2

## Exterior

Exterior	Block, Concrete, Roof Concrete, Stucco
Windows	Storm Windows
Roof	Block, Roof Concrete

## School Information

Middle	Emerald Coast
High	South Walton

## Additional Information

Days on Website	432
Zoning	Resid Single Family
HOA Fees	1200.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Alys Beach Properties Llc
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