

\$4,125,000 - 45 Sugar Loaf Alley, Alys Beach

MLS® #974331

\$4,125,000

4 Bedroom, 4.00 Bathroom, 2,549 sqft

Detached Single Family on 0.05 Acres

ALYS BEACH, Alys Beach, FL

MOTIVATED SELLER/POSSIBLE OWNER FINANCING nestled in the heart of ALYS Beach, FL, fronting Arboleda Park offering a luxurious coastal lifestyle. This elegant home spans 2,549 square feet and features three generous bedrooms PLUS BUNK ROOM and three and a half exquisite bathrooms, designed to provide both comfort and sophistication as well as an additional FLEX space with an attached 2 car garage and outdoor shower. Being sold fully furnished offers a seamless transition to life at the beach.

This home has undergone a recent refresh including countertops, backsplashes, venetian plaster walls, lighting, painting, cabinet hardware, plumbing fixtures, designer wallpaper and furnishings and decor throughout. The chef of the house will appreciate the smooth flow and functionality, making it a haven for hosting and entertaining. The island kitchen is a culinary masterpiece, equipped with stainless steel appliances, a range hood, and a breakfast bar that invites casual dining. The primary suite is a private sanctuary, boasting an ensuite equipped with double sinks, a soaking tub, and a separate shower, ensuring a spa-like experience every day. Dual walk-in closets provide ample storage, adding to the practicality and appeal of the space.

This home is designed by architect Gary Justiss for both rest and recreation, featuring a private courtyard for serene outdoor moments



and a private dipping pool complemented by a heated alternative for year-round enjoyment as well as a covered outdoor grill and refrigeration area.

Residents of this exclusive community can indulge in the plethora of Alys Beach amenities, including the Homeowners Only Beach Gulf Front Beach Club, Zuma Health Wellness Center and tennis/pickleball courts, fostering an active and vibrant lifestyle. As well as the beautiful Caliza pool and outdoor dining area.

Experience resort-style living at the ALYS town center, numerous green spaces and nature trail ,plus restaurants provide endless entertainment options, while the exclusive Alys Beach amenities elevate your everyday experience.

This exceptional home at 45 Sugar Loaf Alley is not just a residence; it's a lifestyle. Discover a harmonious blend of elegance, comfort, and community in this desirable Inlet Beach location. Don't miss the opportunity to make it your own.

Built in 2016

Essential Information

MLS® #	974331
Sold Price	\$4,125,000
List Price	\$4,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,549
Acres	0.05
Year Built	2016
Type	Detached Single Family

Sub-Type	Detached Single Family
Style	Other
Status	Sold

Community Information

Address	45 Sugar Loaf Alley
Area	18 - 30A East
Subdivision	ALYS BEACH
City	Alys Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	BBQ Pit/Grill, Beach, Deed Access, Elevators, Exercise Room, Playground, Pool, Sauna/Steam Room, TV Cable, Tennis, Waterfront, Pets Allowed, Pickle Ball, Short Term Rental - Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Hallway Bunk Beds, Kitchen Island, Recessed Lighting, Shelving, Wallpaper, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Heat High Efficiency, Gas - Natural
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Outdoor Shower, Sprinkler System
Lot Description	Within 1/2 Mile to Water
Windows	Double Pane Windows, Storm Window(s), Window Treatments
Roof	Concrete
Construction	Block, Concrete, Stucco

School Information

Elementary	Bay
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	520
Zoning	Resid Single Family
HOA Fees	3097.5
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Compass
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