

\$3,999,000 - 104 Verdmont Way, Alys Beach

MLS® #1011589

\$3,999,000

Bedroom, Bathroom,
Unimproved Land on 0.06 Acres

ALYS BEACH, Alys Beach, FL

AC 27 sits south of Sea Garden Street, on the Gulf side of town where Alys Beach is at its quietest. The homesite fronts Verdmont Way, a short lane with no through traffic that leaves Sea Garden Street and ends at the green ellipse of BÃ©la Gray, with the Turtle Bale Pedestrian Path to the beach at the foot of Sea Castle Alley. Third row from the sand and tucked away from the activity of the town center, it remains an easy walk to the Beach Club, Caliza, and the restaurants and shops. The homesite conveys with approved plans by Tim Adams, Veranda's 2024 Southeast Architect of the Year, whose firm T.S. Adams Studio has a long record of award-winning work in Alys Beach. The design places four bedrooms and a bunk nook across three levels, with 3,373 square feet of conditioned space and 4,812 square feet under roof. A true two-car garage, uncommon on the south side, enters discreetly from Old Cellar Lane and leaves the Verdmont Way facade to the limestone-columned entry porch, the arched fountain niche, and the timber-framed bays above.

Two guest suites, a bunk nook, and a sandroom off a private courtyard anchor the ground level. The main floor is a single generous room in the Alys Beach tradition: a 34-foot great room and kitchen under twelve-foot ceilings, framed in stained cypress beams and finished in plaster, with a limestone fireplace at one end and a working pantry, bar, and powder room tucked behind the kitchen.



Arched openings lead to a loggia with its own fireplace, and beyond it a second-story garden terrace with the pool, integrated spa, and planted borders, screened from the street. The top floor belongs to the primary suite, with a window seat, two walk-in closets, and a bath with a freestanding tub and walk-in shower. A third en-suite bedroom, a laundry, and a vaulted balcony complete the level. An elevator serves all three floors, and a stair of oak treads and iron rail climbs through a plaster stair hall beneath cypress beams. Above it all sits a 617-square-foot roof terrace with a third fireplace and a wood balustrade. Ownership includes the town's private amenities: 1,500 feet of Gulf shoreline with beach setups and food and beverage service, the homeowner-only Beach Club, Caliza Pool and Restaurant, the 15,000-square-foot ZUMA Wellness Center and Racquet Sports Facility, and The Silva, with its restaurant and pool at the edge of a 20-acre nature preserve. Approved plans convey with the homesite, and construction must commence by June 2027. A Buyer can break ground in months rather than years.

Essential Information

MLS® #	1011589
Price	\$3,999,000
Acres	0.06
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	104 Verdmont Way
Area	18 - 30A East
Subdivision	ALYS BEACH
City	Alys Beach

County	Walton
State	FL
Zip Code	32461

Amenities

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

Exterior

Lot Description	Corner Lot, Within 1/2 Mile to Water
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School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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