

# \$5,850,000 - 109 Kaiya Avenue Avenue, Alys Beach

MLS® #984895

## \$5,850,000

4 Bedroom, 5.00 Bathroom, 4,190 sqft  
Detached Single Family

Kaiya Beach Resort, Alys Beach, FL

A true one-of-a-kind retreat in Kaiya Beach Resort, 109 Kaiya Avenue delivers more than 4,100 square feet of masterfully crafted living space across 4 bedrooms, a full bunk suite, 4.5 baths, a media room, and multiple outdoor sanctuaries. Every surface is finished in floor-to-ceiling Venetian plaster, designed to capture light and blur the line between indoors and out. At the heart of the home, the main living area dissolves into its surroundings with bi-fold doors opening on both sides: a private plunge pool and spa on one, a courtyard with gas fireplace on the other. The kitchen commands attention with Wolf and Sub-Zero appliances, dual islands, custom cabinetry, and a butler's pantry complete with ice maker and built-in espresso machine. A third courtyard, anchored by a built-in grill, extends entertaining outdoors with the convenience of two refrigerated drawers and an additional ice maker.

The main level also hosts a private guest suite and media room, while upstairs, the primary suite claims its own wing. Here, a spa-like bath features double floating vanities, soaking tub, and walk-in shower. A secluded courtyard creates a retreat directly off the master, while a custom dressing room outfitted with refrigeration drawers adds rare convenience. Two additional guest suites and a bunk room extend across the rooftop terrace, where a private outdoor patio is enhanced by two more refrigerated drawers and an ice maker,



creating a full-service experience for family and guests.

Set between Alys Beach and the best of 30A's dining and shopping, Kaiya Beach Resort offers private beach access, a members-only beach club, and full-service concierge. This is where architecture, amenities, and lifestyle converge into an extraordinary coastal experience.

Built in 2020

### Essential Information

MLS® #	984895
Price	\$5,850,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,190
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Villa
Status	Active

### Community Information

Address	109 Kaiya Avenue Avenue
Area	18 - 30A East
Subdivision	Kaiya Beach Resort
City	Alys Beach
County	Walton
State	FL
Zip Code	32461

### Amenities

Amenities	Deed Access
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable

Parking	Garage Door Opener, Garage
# of Garages	2
Has Pool	Yes
Pool	In Ground

### **Interior**

Interior Features	Vaulted Ceiling(s), Kitchen Island, Pantry
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator
Heating	Gas - Natural
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

### **Exterior**

Exterior Features	Outdoor Kitchen
Lot Description	Within 1/2 Mile to Water
Windows	Double Pane Windows
Construction	Block, Concrete, Stucco

### **School Information**

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

### **Additional Information**

Zoning	Resid Single Family
HOA Fees	1854
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Compass
----------------	---------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved. Vendors Member Number : 28325  
Listing information last updated on March 6th, 2026 at 8:07am CST