

\$13,080,000 - 117 Featherbed Aly, Alys Beach

MLS® #993605

\$13,080,000

6 Bedroom, 7.00 Bathroom, 5,385 sqft
Detached Single Family on 0.15 Acres

Alys Beach Ph 2A, Alys Beach, FL

Some homes offer access to a lifestyle few can imagine. Even fewer create that lifestyle entirely within their own walls, becoming not just a residence, but a world unto itself.

The whimsical and profoundly aspirational compound at 117 Featherbed Aly stands as a rare and luminous expression of what becomes possible when design-forward thinking is paired with purposeful, soul-nurturing livability. Situated on one of the single largest homesites ever offered within Alys Beach and gracefully bordered by preserved natural land, this residence delivers extraordinary privacy, scale, and transcendent connection to nature along Scenic Highway 30A. Masterfully conceived by the visionary Domin Bock, this home is both architecturally striking and exceptionally usable a balance rarely achieved at this elevated level of design. From the earliest planning stages, April Tomlin Interiors ensured the residence would inspire at every turn. These interiors reflect a refined and deeply personal interpretation of classic Alys Beach character, blending organic forms, earthen materials, hand-applied Venetian plaster finishes, and one-of-a-kind design treatments that feel timeless and intentional.

Craftsmanship throughout this home transcends expectation. Every material choice, every junction, every finish has been carefully considered and precisely executed with artisan devotion, resulting in a residence where



nothing is left to chance and nothing feels out of place. Despite its show-home quality and museum-worthy presence, the residence remains deeply livable a rare six-bedroom layout complemented by six full bathrooms and an additional half bath, all while maintaining generous, light-filled outdoor living spaces.

Exterior living is layered, intentional, and purposeful, offering private, semi-private, and communal gathering spaces that adapt effortlessly to both the quiet rhythms of daily living and large-scale entertaining. A private courtyard with pool, fireplace, exterior shower, and louvered Bermuda shade anchors the rear of the property, while multiple covered porches on both levels extend the living experience outward. Direct access to the community's boardwalk trail system and preserved natural surroundings reinforces the home's rare sense of calm and seclusion.

At the heart of the residence, a true culinary centerpiece anchors the home designed for both peak performance and stunning presentation. Additional highlights include a true two-car garage with custom Brazilian hardwood doors, ample on-site parking, and a sophisticated four-zone HVAC system with independent control for each wing of the home.

The property's northside location offers effortless access to Alys Beach's most coveted amenities, including the extraordinary ZUMA Wellness Center a 15,000-square-foot sanctuary featuring state-of-the-art fitness facilities, spa treatment rooms, steam rooms, an indoor-outdoor pool, and a tranquil courtyard. The iconic Caliza saltwater infinity pool and championship Har-Tru clay tennis courts are moments away. Perhaps most significantly, homeownership includes

exclusive access to the region's only private, homeowner-exclusive Gulf-front Beach Club a multi-tiered architectural masterpiece spanning over 41,000 square feet, featuring infinity pools overlooking the emerald waters, the celebrated Sunset Terrace for open-air dining with uninterrupted Gulf views, sophisticated lounges, and private beach access.

Large-scale windows flood the interiors with natural light, reinforcing the home's profound connection to its surroundings while maintaining an intimate sense of shelter and warmth. Multiple living areas create exceptional flexibility for both everyday living and refined entertaining.

This is not simply a remarkable home it is one of the finest residences ever constructed along Florida's Panhandle. A true compound, a true sanctuary, and a rare lifestyle few could replicate.

Built in 2024

Essential Information

MLS® #	993605
Price	\$13,080,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,385
Acres	0.15
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	117 Featherbed Aly
Area	18 - 30A East
Subdivision	Alys Beach Ph 2A
City	Alys Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Water, TV Cable, Tap Fee Paid
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Wallpaper
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer
Heating	Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Exterior Features	Balcony, Pool - Gunite Concrct
Lot Description	Covenants, Cul-De-Sac, Level, Restrictions, Within 1/2 Mile to Water
Construction	Stucco

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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